

*City of New Orleans*  
*Office of Community Development*



**2012-2016 Consolidated Plan**

*August 13, 2012*

*Mitchell J. Landrieu, Mayor*

## **ES-05 Executive Summary**

### **Introduction**

The mission of the Office of Community Development is to improve neighborhoods by providing economic opportunities, decent housing and suitable living environments, particularly for persons of low and moderate income, to improve their quality of life.

The Consolidated Plan is the City's planning and application document for four formula grants for community development and affordable housing: the Community Development Block Grant (CDBG), the HOME Investment Partnerships Program (HOME); the Housing Opportunities for Persons with AIDS Grant (HOPWA); and the Emergency Solutions Program Grant (ESG). This document is the City of New Orleans' 2012-2016 Consolidated Plan. HOPWA funds cover seven parishes in the New Orleans Eligible Metropolitan Area (EMA): Orleans, Jefferson, Plaquemines and St. Bernard, St. Charles, St. John the Baptist, and St. Tammany Parishes.

The Consolidated Plan is divided into four sections. The Needs Assessment and Market Analysis outline the relative needs in the area of affordable housing, homelessness, special needs, and community development. Based on the findings of the Needs Assessment and Market Analysis, the City developed a Strategic Plan which details how the City will address its priority needs. The fourth section is the Year 1 Action Plan which presents a summary of the actions, activities, and programs that will occur in the program year. The Action Plan addresses the priority needs and goals identified in the Strategic Plan.

The plan will enable the City of New Orleans to utilize these scarce federal funds to improve its neighborhoods and create opportunity for its citizens. The realization of this vision depends on quality of program design, partnerships and leveraging. The successful implementation depends on overcoming impediments including limited resources and funding constraints. The plan must include measurable goals, evidence based practices, and a long term plan for addressing housing issues.

### **Summary of Objectives and Outcomes**

The City of New Orleans is in the midst of rebuilding after several presidentially declared disasters. With significant support from the federal government, the rebuilding has been robust and moved into a phase when major initiatives have been completed, jobs are being created, infrastructure is being restored and the population is growing. The accomplishments and progress are visible and apparent.

However, as available resources begin to decline, there remains much to be accomplished. The City is still plagued with too many blighted properties, high poverty rates, significant murder rates and diminishing revenues.

The programs that are a part of this Consolidated Plan play a vital part in the City's efforts to build and rebuild robust, sustainable neighborhoods. The expenditure of these funds will be guided by a Place Based Strategy designed to focus and leverage resources in areas with the greatest need. These place based areas span the entire City and include the Lower 9<sup>th</sup> Ward, Pontchartrain Park and New Orleans East, areas enduring massive destruction during the days after hurricanes Katrina and Rita and the ensuing levee breaches.

The implementation of Place Based Strategy will magnify the impact of the program funds and result in outcomes that contribute to the revitalization of neighborhoods and creation of opportunities for its residents.

These funds will be utilized in transactions that leverage other resources. Each proposal for funding will be evaluated under three categories of criteria:

Fundamentals – analysis of applicant's capacity and experience, financial feasibility of the proposal, consistency with land use and environmental considerations

Leveraging – analysis of other resources which will be contributed to the proposal, including financial and community support

Outcomes – analysis of the purpose of the proposal and how it contributes to the City's vision and goals.

This criterion clarifies the City's evaluation process for participants and for its citizens. Applications that satisfy this criterion will evidence a high likelihood for successful and timely completion of the proposal that results in a program, service or project that complements other initiatives in the neighborhood.

The City is utilizing a performance-based framework for all its Consolidated Plan activities. This outcome measurement system allows the City and its citizens to track the progress of its goals and objectives. It also enables HUD to report program accomplishments on a local and a national level, enhancing the budget process.

The accomplishments of each HUD-funded program are measured, based on a combination of national objectives and outcomes, shown here, and in the chart below.

Objectives:

1. Providing decent housing
2. Creating suitable living environments, and
3. Expanding economic opportunities

Outcomes:

1. Availability/Accessibility
2. Affordability, and
3. Sustainability

Below is a summary of outcomes the City expects to achieve in 2012 with its HUD-funded programs benefiting extremely low, very low, and low and moderate-income residents.

Housing & Community Development Objectives	Outcome 1 Availability/ Accessibility	Outcome 2 Affordability	Outcome 3 Sustainability
Objective 1 Decent Housing	\$ 2,411,854 2,275 Beneficiaries 390 properties acq/constructed/rehabbed	\$3,584,653 455 Beneficiaries	\$700,000 75 Households
Objective 2 Suitable Living Environment	\$2,418,112 3,750 Beneficiaries 7 blocks full depth reconstruction		\$2,329,493 3000 Housing Units
Objective 3 Economic Opportunity	\$1,700,000 1,300 Beneficiaries		

### Evaluation of Past Performance

Past performance of implementing these programs informed the manner and substance of the development of the goals and objectives. There was a more concerted effort to involve the public and the stakeholders in the planning process. Instead of the standard two public meetings as has been done in the past, a series of 10 meetings over a 5 month period occurred to take full advantage of the citizen infrastructure that New Orleans possesses. This has had an effect on the goals and objectives that were reached.

There was also an intense evaluation from the City itself on its past performances and adoption of a “lessons learned” approach. As an example, agencies will receive more training on what is expected. At the same time there will more accountability for non-performing organizations that cannot fulfill their agreement with the City.

### Summary of Citizen Participation and Consultation Process

The Office of Community Development initiated various mechanisms to engage community members in the 2012-2016 Consolidated Plan process, initiated as part of its Neighborhood Participation Plan (NPP). The Mayor’s community budget meetings cited the need for improved infrastructure services including roads and streetlights, activities for youth and for senior citizens. Community members had the opportunity to play a role through several active

participation mechanisms that the 2012-16 CP initiated as part of its Neighborhood Participation Plan (NPP). These opportunities for the community included: 1. Working on a steering committee composed of community representatives and stakeholders to advise the City; 2. providing feedback and recommendations to all elements of the 2012-16 CP via telephone, e-mail or in person to both steering committee members and Office of Community Development staff; 3. participating in working public meetings; and 4. reviewing public drafts prior to finalization.

Steering Committee members represented 2012-16 CP target populations of elderly, persons with disabilities, persons with HIV/ AIDS, homeless, youth, low-income residents, limited English proficient, housing advocates, developers, data analysts, funders, financial institutions, and other special needs advocates. The Steering Committee members were charged with reaching out to the larger community and soliciting input. The Committee worked with OCD to develop the 2012-2016 Consolidated Plan and 2012 Annual Plan. The Steering Committee assisted in finalizing the NPP.

The Steering Committee was divided into ongoing working groups that tackled key elements of the 2012-16 CP. For example, working sub-committees focused on building specific needs assessments and recommendations, gathering data, and developing strategic and action plans. The Steering Committee met every other week from February 24, 2012 to the completion of the draft CP in July 2012. Committee members often took the lead in meetings directing the agenda and fully participating in the substance of the meeting. The product of these meetings was truly a collective effort of the public, its community representatives, and the City's Office of Community Development.

Participants in the development of the CP included the following: UNITY of Greater New Orleans; Greater New Orleans Housing Alliance; NO/AIDS Task Force; CHANGE Coalition; Greater New Orleans Foundation; Advocacy Center; Greater New Orleans Community Data Center; Greater New Orleans Fair Housing Action Center; Providence Community Development Corporation; Lower 9<sup>th</sup> Ward Homeowners; Exodus House; Project Lazarus; Federal Reserve Bank of Atlanta; Crescent City Community Land Trust; Rebuilding Together New Orleans; Hands On New Orleans; New Orleans Regional AIDS Planning Council; Committee for a Better New Orleans; Beacon of Hope Resource Center; Collaborative Solutions; Community Service Center; Council on Aging; JP Morgan Chase; Louisiana Language Access Coalition; Southeast Louisiana Legal Services; Family Center of Hope; State of Louisiana – Office of Community Services; Housing Authority of New Orleans; City of New Orleans Department of Public Works; City of New Orleans Homeless Services; City of New Orleans Office of Health Policy; City of New Orleans Office of Workforce Development; City Planning Commission; New Orleans Recreation Development Commission.

## **Summary of Public Comment**

The feedback from the public through the consultation process was extensive. There were a total of 13 meetings. After every session the groups would consult with their constituents to receive their input on each section of the process. The meetings echoed the flow of the development of the plan as each section was developed. For each component of the plan, there was a Public Drafting Session as the document was shared with the group. Comments from the group were incorporated into the document or, if not incorporated, discussions occurred at the meetings on those issues.

The meetings took different forms as some meetings were led by the organizations instead of the City. This was particularly true during the visioning sessions and goal development. By the time the complete draft report was released to the public, each section of the plan, Needs Assessment, Marketing Analysis, Strategic Plan, and Action Plan was delineated and vetted by stakeholders.

This unprecedented level of coordination and cooperation among the City, the stakeholders, and their constituents led to a document that is more data driven and rooted in ground level realism than previous planning efforts. The level of involvement and enthusiasm was impressive as attendance did not wane throughout this endeavor.

At the public meeting the biggest concern came from residents of the Upper Ninth Ward/Desire area who thought that their neighborhood should be considered a target area. They pointed out that there was a lot of activity occurring in that part of town and that there are a lot of needs that have to be addressed. The City recognizes that the place-based areas are not the only areas in the city with needs, however if a targeted approach is undertaken some areas will not be a target area. Many of the activities described in the Consolidated Plan are citywide and organizations can develop proposals through the Notice of Funding Availability (NOFA) process which stress the amount of activity and leveraging opportunities that exist in their neighborhood.

Moreover, the place-based areas are not permanent and as successes take place, new place-based areas will be selected.

Comments on the draft report came from the staff at the Milton H. Latter who would like to see more federal funds for all libraries in the City of New Orleans. The City has budgeted nearly \$14,000,000 Disaster CDBG funds for the rebuilding of Norman Mayer, Robert E. Smith, N.O. East, Algiers Regional, and Nora Navra Libraries.

## **Summary of Comments or Views Not Accepted and Reasons for Not Accepting Them**

All comments or views were accepted.

## **Summary**

The tale of the needs of the citizens of New Orleans is told by the numbers:

- 2,116 Permanent Supportive Housing beds for the homeless



- 2,090 persons on the waiting list for permanent supportive housing
- 4,903 counted in the annual Point In Time survey of people living in literal homelessness in New Orleans and Jefferson Parish-in temporary shelters or without any shelter at all
  - 2,368 were chronically homeless
  - 570 were veterans
- 7,180 people living with HIV/AIDS (PLWHA) in the New Orleans metropolitan area ranking 5<sup>th</sup> highest AIDS case rate in the nation
- 22,316 on the Housing Choice Voucher waiting list
- 43,755 blighted units in New Orleans
- 35% rent higher than pre-Katrina
- \$9.9 billion needed for full depth reconstruction of every block

The City of New Orleans has determined that the priority needs that can be addressed with these funds are Rehabilitation of owner-occupied and rental units; Rental assistance; Production of new rental units; Acquisition and Redevelopment; Job Training; Neighborhood Stabilization; Chronic Homelessness; Rapid Re-housing; Homeless Prevention; Public Services; Public Improvement and Infrastructure; Special Needs Assistance.

<b>Formula Grant</b>	<b>2012 Amount</b>
CDBG	\$10,830,104
HOME	\$1,590,094
ESG	\$1,291,505
HOPWA	\$3,584,653

## **Needs Assessment**

### **NA-05 Overview**

#### **Needs Assessment Overview**

The mission of the Office of Community Development is to improve neighborhoods by providing economic opportunities, decent housing and suitable living environments particularly for persons of low and moderate income to improve their quality of life. New Orleans is a city with unlimited needs and very limited resources. It is essential that formula grants are used effectively and efficiently.

The City of New Orleans has been researching our housing and community development needs through a data driven process. Many of the findings may be considered predictable but are nevertheless significant and well-documented. The HUD Data Table confirms that those who are at the lowest end of the income spectrum, owners and renters who make 0 to 30% of the New Orleans median family income, have more housing problems, more severe housing problems, are more cost burdened and more severely cost burdened than their higher income counterparts. According to the American Community Survey, the New Orleans Metropolitan Area ranked 11<sup>th</sup> of 50 MSAs with 28% of working households with severe housing cost burdens. The data further revealed that renters have more housing problems and are more cost burdened than owners. This pattern is especially true for elderly renters and owners.

#### **Homeless**

The number of people living in literal homelessness in New Orleans and Jefferson Parish-in temporary shelters or without any shelter at all- is still very high at 4,903, according to the most recent Point in Time Homeless Count conducted on January 23, 2012. However, this number – which represents the “core homeless” – those living in temporary shelter for the homeless or no shelter at all is 58% less than in 2007 and 27% less than in 2011. A higher number of persons - 7,130 persons – now meet the HUD definition of homelessness on any given day in Orleans and Jefferson Parishes. This is still higher than the 5,360 in 2005 before Hurricane Katrina, according to the PIT Comprehensive Estimate. This year’s numbers, however, are 22% lower than in 2011. This number includes people facing imminent eviction or discharge from institutions. An additional 1,857 persons reside in permanent supportive housing.

In 2011, a total of 21,676 persons were served by homeless programs including 10,289 persons living in family households; 1,253 people over the age of 60; 5,810 disabled adults, and 3,040 chronically homeless persons. The chronically homeless are defined as persons who have disabilities and are living in emergency shelters or places not meant for human habitation for more than a year or having 4 or more episodes of homelessness in the past 3 years. Chronic homelessness continues to be a large problem in the area, with 48% of the homeless individuals



in Orleans and Jefferson Parishes – 2,368 individuals – considered chronically homeless at any point in time.

Although recently there have been some accomplishments in addressing the homelessness problem in our city, the homeless population still poses enormous needs. The accomplishments include the reduction in large scale homeless camps and a 23% decrease in core homelessness from 2009 to 2011.

In March 2011, the City of New Orleans Office of Community Development, with the City's Director of Homeless Policy, convened an initial series of meetings to discuss strategies for improving services and housing for the homeless. Participating in this initial meeting were federal, state, and local partners, along with UNITY of Greater New Orleans, the Continuum of Care lead agency, as well as the agencies of the Continuum of Care. This Working Group enjoyed participation from over thirty homeless service providers, with unprecedented participation by homeless citizens. This Working Group was comprised of a diverse cross-section of government, business, and community stakeholders, and was tasked with developing a master plan to prevent and end homelessness.

### **Poverty**

New Orleans remains a city with a large number of low-income residents who rely on subsidized housing assistance from the Housing Authority of New Orleans (HANO). There are 18,673 households (consisting of 46,453 persons) who receive public housing assistance, nearly 14% of the city's population. There are 2,189 families in public housing 16,484 voucher assisted households (1,007 are project-based, 15,389 are tenant-based, and 88 possess homeownership vouchers). HANO's residents, 98% of whom are African-American, have an average income of less than \$11,312 and pay an average tenant monthly payment of \$265. Those with homeownership vouchers have an average income of \$24,336 and pay an average of \$573 per month.

The economic disparity affects special needs populations. The needs of those individuals living with disabilities are also critical. For example, non-institutionalized individuals that suffer from a disability make 29% less in income than those with no disability. Matters are even more severe for a person with disabilities whose only income is SSI benefits of \$698/month. This is equal to approximately 31% of the median income of the total population in Orleans Parish.

### **Persons with AIDS**

The fight against HIV/AIDS continues. As of May 2012, there were an estimated 7,180 people living with HIV/AIDS (PLWHA) in the New Orleans metropolitan area. In the annual HIV Surveillance Report authored by the Centers for Disease Control and Prevention, the state of Louisiana ranked fourth in the nation in estimated AIDS case rates in 2010. Among large metropolitan areas in the nation, the Baton Rouge MSA ranked first (33.7 per 100,000) and the New Orleans MSA ranked 5<sup>th</sup> (26.2 per 100,000).

Of the 46 states measured in estimated HIV Infection case rates in 2010, Louisiana ranked second and the New Orleans MSA ranked third (36.9 per 100,000 or 439 new estimated number of HIV cases). The data shows that there is an ongoing and acute need for permanent affordable housing supported by case management for people living with HIV/AIDS.

There are currently 7,190 PLWHA in the New Orleans area. Most are black (60%), 58% of whom are gay men and tend to be low-income, lack transportation and have housing issues.

Those who appear to be vulnerable to AIDS include Hispanics many of whom cannot receive services because they are undocumented and have no legal access to hospitals or clinics. Youths between the ages of 13 and 24 make up 1 in 4 new infections with 1 in 3 presenting an AIDS diagnosis. African-American women make up 84% of new infection in women in this area and 81% of all female infection compared to 12% white females.

HIV+ and AIDS survey respondents have stated that they need permanent, independent housing; temporary, short-term housing; and assisted living.

### **Affordability**

According to a study authorized by the U.S. Department of Treasury, 12.5% of Orleans Parish residents are considered unbanked, which means they have no checking or savings account. This compares to 5.1% in the metropolitan area, 8.7% in the state, and 7.7% in the nation. This 12.5% represents 14,241 unbanked households.

Another 25.5% or 29,053 of Orleans Parish residents are considered underbanked. Underbanked is when a person has an account but continues to rely on alternative financial services, like check cashing services, payday loans, rent-to-own agreements, or pawn shops. Once again, the Orleans Parish percentage of 25.5% is higher than the metropolitan percentage of 18.1%, Louisiana's 22.9% and the nation's 17.9%

Housing affordability is defined as housing costs that are at or below 30% of pre-tax income. For someone making the median income for a person with a disability, affordable rent would be \$481/month. For someone whose only income is SSI, affordable rent would be \$209/month. Compare these figures with the 2012 Fair market rents and the reality of this meager amount strikes home.

- 0 bedrooms: \$732/month
- 1 bedroom: \$811/month
- 2 bedrooms: \$948/month
- 3 bedrooms: \$1217/month
- 4 bedrooms: \$1258/month

According to the 2011 study, New Orleans Market Assessment – An Analysis of Supply and Demand Dynamics, in general, rents have risen gradually in the New Orleans region since the mid-1970's. However, immediately prior to Katrina, rents began to rise at a steeper rate, and

there was a substantial post-Katrina increase in rents. Market rate rents peaked in 2008 with an average asking rent of over \$1,000. Rents have subsided somewhat over the past two years, but they remain well above pre-Katrina levels. This pattern is generally true for the three parishes that have the largest number of rental units in the region: Orleans, Jefferson, and St. Tammany.

### **Economic Opportunity**

The April 2012 unemployment rate of 6.4% in the New Orleans area is not alarming when compared to the state (6.4%) or the nation (8.1%). In two years the City has created over 3,400 jobs. Over 50 new retail businesses have opened in the city with promises of GE Capital establishing a new Technology Center with 300 jobs and Costco investing \$40 million and 200 permanent jobs.

### **Health and Safety**

New Orleans has the highest crime rates in the nation. It is no secret that many young people are entangled in the legal system in Orleans Parish. Providing hope and a more positive avenue for our youth are necessities. According to a Louisiana Recovery School Report, current graduation rates are 49.7% ('09-10 Cohort) which indicates that 1,170 students dropped out over four years. Over age middle school students (5<sup>th</sup> – 8<sup>th</sup> grade) account for 5.2% of all students and over age high school students (9<sup>th</sup> – 12<sup>th</sup> grade account for 6.3% of all students. Adjudicated youth in 2010 included 400 to 500 students with 1000 juvenile cases adjudicated in 2009. To avert remaining the crime capital of the country, we need to expand our economic and learning opportunities for our young people.

With more than 43,500 abandoned units the need for blight eradication is evident. We are a relatively old city and much of our infrastructure is crumbling and needs to be repaired.

### **Impediments**

Impediments to fair housing are also barriers to the City achieving its mission of providing economic opportunities, decent housing, and suitable living environments for its residents. Among the significant findings of the City's Analysis of Impediments (AI) Report was the section on denial rates of owner-occupied home purchase applications. In New Orleans from 2002 to 2007, there was an average loan denial rate of 22.2%. The most common reason for denial was credit history and debt-to-income ratio. Whites had a denial rate of 13.1%, denial rate of blacks was 30.3%, and Hispanics' denial rate was 28.4%. The disparity among races prevailed even when income was taken into account. The AI Report states that "White applicants with incomes below \$15,000 were denied 25% of the time while black applicants in the same income range were denied 55.1% of the time. For applicants with incomes above \$75,000, whites had a denial rate of 10.3% and blacks had a denial rate of 26.5%."

Data from the Home Mortgage Disclosure Act also showed that loan originations with unusually high annual percentage rate loans (HALS) were more likely to be offered to minority applicants. Whites had 12.8% of owner-occupied loans as HALS while Hispanics had a 24.9% rate and

blacks had a high rate of 38.8%. The report states that “(T)hese minority groups tended to carry a disproportionately higher share of foreclosure risk due to such high number of home purchase HALs.”

The AI Report also cited a HUD study that showed that in New Orleans, the majority of housing complaints were related to discrimination in terms and conditions, especially in the rental market.

This data presents a vivid picture of the housing and community development needs of New Orleans in 2012 that must be addressed. From housing problems faced by owners and renters alike, HIV and AIDS cases increasing at a higher rate in our area than the entire nation, and the attendant problems of housing and high housing costs, and an environment rife with blight and crime, the City of New Orleans must gather its resources and build upon the many positive assets of the community to ensure that the vision that we seek becomes a reality.

## **NA-10 Housing Needs Assessment**

### **1210 Analysis of Housing Needs Tables**

#### **Background**

Much of the statistical data used in this document is from the Comprehensive Housing Affordability Strategy (CHAS) and the American Community Survey (ACS). HUD uses CHAS data to assist housing planners and policy analysts in decision making on how to best use HUD funds. The primary purpose of the CHAS data is to demonstrate the number of households in need of housing assistance. This is estimated by the number of households that have certain housing problems and have income low enough to qualify for HUD's programs (primarily 30, 50, and 80 percent of the area's median income). The CHAS also identifies the prevalence of housing problems among different types of households, such as the elderly, disabled, and minorities. The CHAS data provide counts of the numbers of households that fit these HUD-specified characteristics in HUD-specified geographic areas. The ACS is an ongoing survey by the U.S. Census Bureau that provides data every year -- as opposed to the once every 10 year Census -- giving communities the current information they need to plan investments and services.

As with all data, the statistics provided by HUD are limited and only show part of the picture. Where possible, the CHAS and ACS data is supplemented with other data provided by the community stakeholders. In addition, the narrative section acknowledges possible limitations of the data. The Consolidated Planning process has also revealed the need to collect more data in the future, particularly on low income, marginalized groups, such as domestic violence victims, and those for whom English is a second language.

#### **Demographics**

According to data sources, the population of the city of New Orleans has decreased by 32% from 2000 to 2009. The ACS data chart, however is limited as it does not reflect the population increases that occurred each year since Hurricane Katrina. In the most recent estimate of the U.S. Census, Orleans Parish is one of the top 100 fastest growing parishes/counties in the nation with estimated household units increasing from 189,896 as of April 1, 2010 to 194,138 on July 1, 2011, a 2.2% increase. Orleans Parish was the 77<sup>th</sup> fastest growing parishes/counties with 5,000 or more housing units.

### **Summary of Housing Needs**

Demographics	Based Year: 2000	Most Recent Year: 2009	% Change
Population	484,674	328,669	-32%
Households	215,091	113,935	-47%
Median Income	\$37,468.00	\$36,258.00	-3%

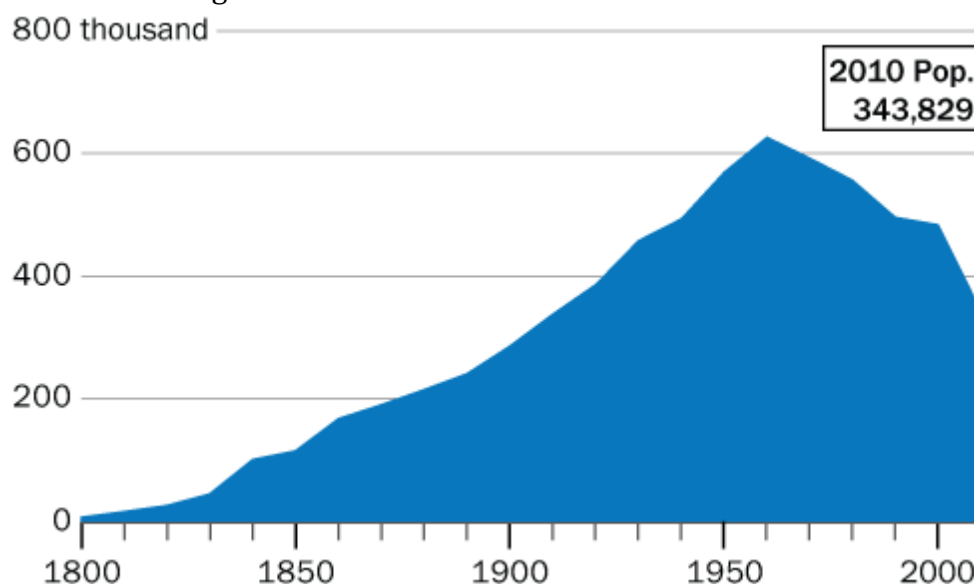
**Table 1 - Housing Needs Assessment Demographics**

Data Source: ACS Data

According to report by the Greater New Orleans Data Center, the population of New Orleans peaked in 1960 at 627,525 people. The 2010 population of New Orleans was approximately the same as the 1910 census numbers. Over the last 50 years, the city has lost 283,696 residents. GNOCDC estimates that the net loss from Hurricane Katrina is 110,000 people.<sup>1</sup> The result of this dramatic population change is an increase in abandoned and blighted property, both commercial and residential. The U.S. Census did report that between 2010 and 2011 New Orleans was the fastest growing city in the nation. From April 1, 2010 to July 2011 an estimated 16,911 residents to the city, a 4.9% increase for that period. The most recent Census data now places the New Orleans population at 360,740. The tables in this chapter and the related figures are based on the population and household listed in 2009 in Table 1.

## Total Population

New Orleans Figure 1



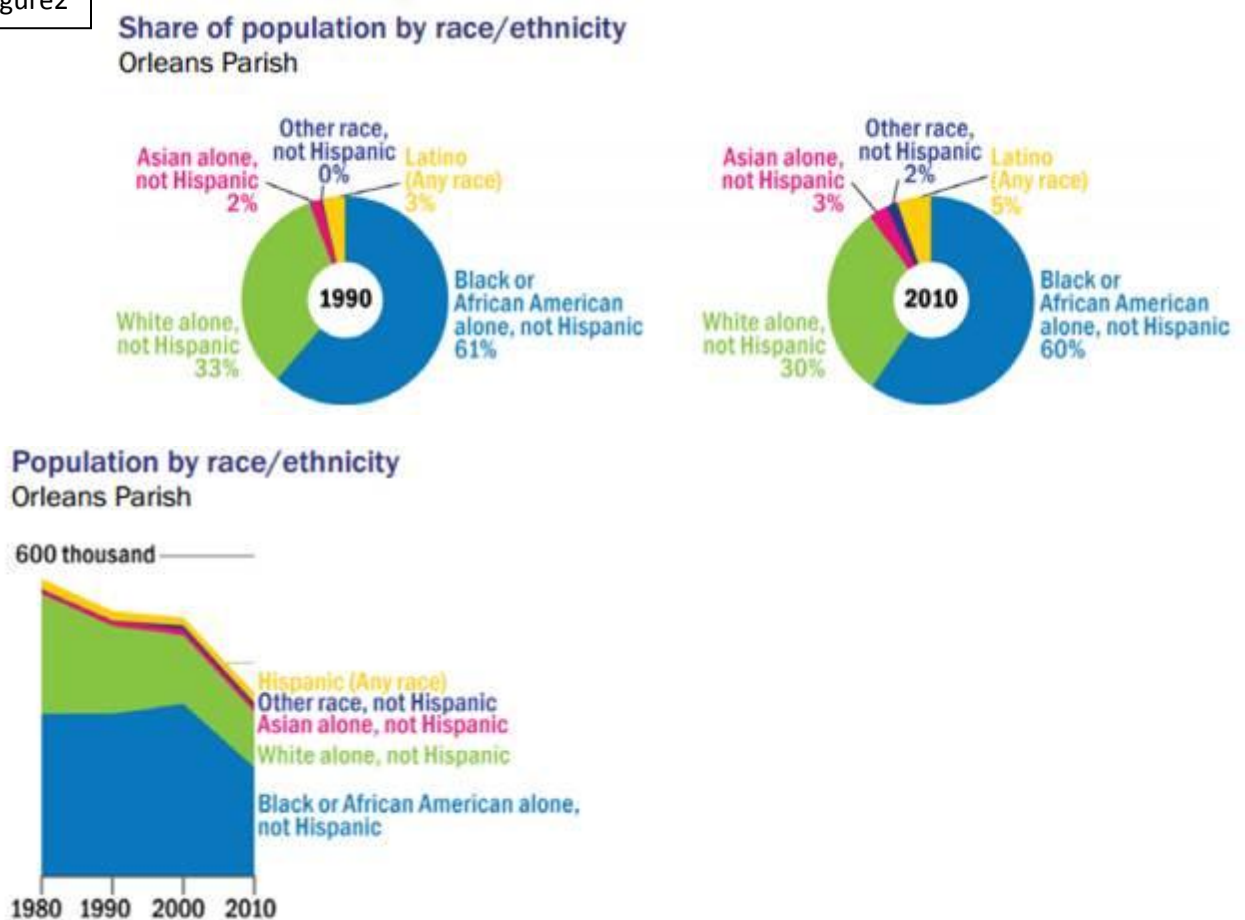
<sup>1</sup> Plyer, A. (2011). Population loss and vacant housing in New Orleans Neighborhoods. Greater New Orleans Community Data Center. Retrieved June 28, 2012 from [www.gnocdc.org/PopulationLossAndVacantHousing/index.html](http://www.gnocdc.org/PopulationLossAndVacantHousing/index.html).



Sources: GNOCDC.org compilation of data from “Bienville’s Dilemma” by Richard Campanella and U.S. Census Bureau.

“New Orleans is now a smaller city, having lost 118,526 African Americans and 24,101 whites since 2000, while gaining 3,225 Hispanics. Indeed the entire seven-parish metro area is more diverse with an influx of fully 33,500 Hispanics, and 3,000 additional Asian residents. Housing units have decreased in the most heavily flood-damaged parishes and increased in outlying parishes, while vacant housing units have increased in every parish across the metro. Children under 18 were among the least likely to return after Katrina, representing only 23 percent of the total metro population, down from 27 percent in 2000.”<sup>2</sup>

Figure2



[www.gnocdc.org](http://www.gnocdc.org)

3

<sup>2</sup> Plyer, A. (2011). What Census 2010 reveals about population and housing in New Orleans and the metro area. Greater New Orleans Community Data Center. Retrieved June 28, 2012 from [www.gnocdc.s3.amazonaws.com/reports/GNOCDC\\_Census2010PopulationAndHousing.pdf](http://www.gnocdc.s3.amazonaws.com/reports/GNOCDC_Census2010PopulationAndHousing.pdf)

<sup>3</sup> *Ibid.*

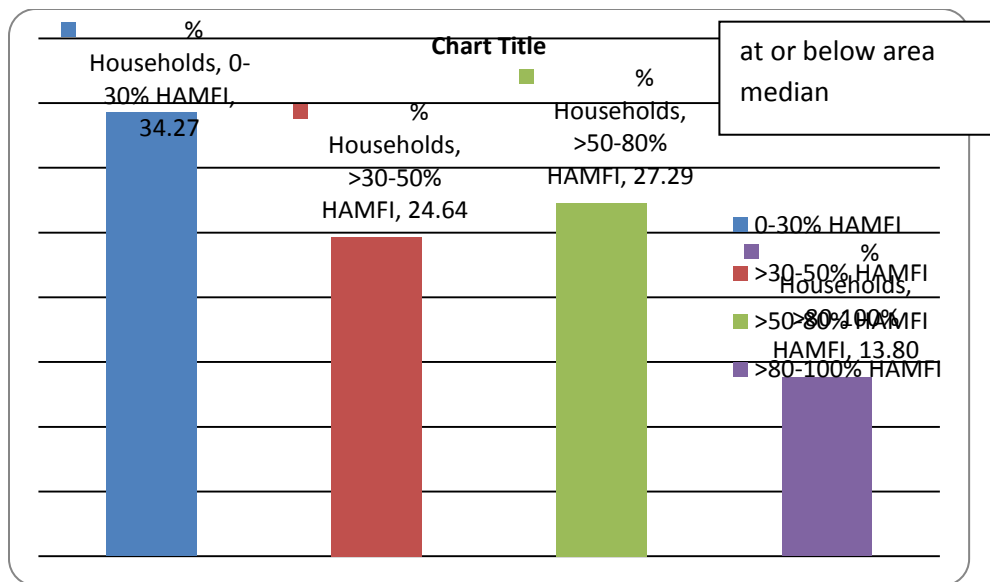
**Number of Households**

In the chart below, the Total Households, Small Family Households, Large Family Households, and Households with at least one child 6 years or younger only consist of those households at 0-100% of the HUD Area Median Family Income (HAMFI). The categories containing those 62-74 and 75 years of age and older include those over 100% HAMFI. HUD defines the income levels as 0-30% (extremely low-income), 30-50% (very low-income), 50-80% (low-income), and 80-100% (low-moderate income or low-mod).

<b>Table 2</b>						
<b>Number of Households at or below HUD Area Median Family Income (HAMFI)</b>						
	<b>0-30% HAMFI</b>	<b>&gt;30-50% HAMFI</b>	<b>&gt;50-80% HAMFI</b>	<b>&gt;80-100% HAMFI</b>	<b>&gt;100% HAMFI</b>	<b>Total</b>
<b>Total Households</b>	23,860 (34.27%)	17,155 (24.64%)	18,995 (27.29%)	9,605 (13.80%)	0	69,615
<b>Small Family Households</b>	7,570 (16.46%)	6,085 (13.23%)	7,300 (15.87%)	25,040 (54.44%)	0	45,995
<b>Large Family Households</b>	1,605 (22.31%)	1,270 (17.65%)	1,215 (16.89%)	3,105 (43.15%)	0	7,195
<b>Household* contains at least one person 62-74 years of age</b>	4,170 (22.41%)	2,990 (16.07%)	3,295 (17.71%)	1,295 (6.96%)	6,855	18,605
<b>Household* contains at least one person age 75 or older</b>	2,895 (22.20%)	2,455 (18.83%)	2,405 (18.44%)	1,070 (8.21%)	4,215 (32.32%)	13,040
<b>Households with one or more Children 6 years or younger</b>	3,880 (25.62%)	2,345 (15.48%)	2,350 (15.52%)	6,570 (43.38%)	0	15,145
					ACS Data	

\* Includes those over 100% of HAMFI

Figure 3



### Housing Problems (Households with one of the listed needs)

Tables 3 and 4 list the percentages of households by incomes that have one of the housing problems identified in the CHAS. Table 6 addresses families with more than one housing problem. The housing problems are defined below:

- Substandard Housing is defined as housing lacking complete plumbing or kitchen facilities.
- Severely Overcrowded is defined as households with greater than 1.51 people per room
- Overcrowded is defined as households with 1.01-1.5 people per room
- Housing Cost Burden are those households that pay greater than 30% of their income towards housing costs
- Severely Housing Cost Burden are those households that pay greater than 50% of their income towards housing costs
- Zero/negative incomes are those households whose income is \$0 or negative due to self-employment, dividends, and net rental income. Assuming that these households have housing costs, the cost burden would be 100%.

The tables and figures below indicate that there is a greater concentration of housing problems for lower income families. In essence, the poorer a family is, the more likely the family is to live in substandard housing, experience overcrowding, and be severely cost burdened. The lower a family falls on the income spectrum, the more likely they are to experience more than one housing problem. Large related families means families of 5 or more people.

Table 3					
Housing Needs Summary Tables	% Housing Problems (Households with one of the listed needs)				
Renter					
PERCENT OF HOUSEHOLDS	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
% Substandard Housing -	42	28	25	5	100
Lacking Complete plumbing or					
kitchen facilities					
% Severely Overcrowded	36	30	30	4	100
% Overcrowded	45	26	22	7	100
% Housing Cost Burdened	60	33	6	1	100
%Severly Housing Cost Burdened	15	35	40	10	100
#Zero/negatives Income and none of the above problems	2270				2270
				ACS Data	

Table 4					
Housing Needs Summary Tables	% Housing Problems (Households with one of the listed needs)				
Owner					
PERCENT OF HOUSEHOLDS	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
% Substandard Housing - Lacking Complete plumbing or kitchen facilities	31	11	17	41	100
% Severely Overcrowded	13	13	54	20	100
% Overcrowded	27	49	12	12	100
% Housing Cost Burdened	45	27	22	16	100
%Severly Housing Cost Burdened	16	22	45	17	100
#Zero/negatives Income and none of the above problems	795				795
				ACS Data	

<b>Table 5</b>					
<b>% Housing Problems 2 (HH with one or more Housing problems:</b>	<b>Renter</b>				
PERCENT OF HOUSEHOLDS	<b>0-30% AMI</b>	<b>&gt;30- 50% AMI</b>	<b>&gt;50- 80% AMI</b>	<b>&gt;80-100% AMI</b>	<b>Total</b>
Having 1 or more of 4 housing problems	58	32	9	1	100
Having none of 4 housing	21	24	36	19	100

<b>Table 6</b>					
<b>% Housing Problems 2 (HH with one or more Housing problems:</b>	<b>Owner</b>				
PERCENT OF HOUSEHOLDS	<b>0-30% AMI</b>	<b>&gt;30- 50% AMI</b>	<b>&gt;50- 80% AMI</b>	<b>&gt;80-100% AMI</b>	<b>Total</b>
Having 1 or more of 4 housing problems	43	27	22	8	100
Having none of 4 housing problems	10	20	44	26	100

<b>Table 7</b>				
<b>Cost Burden &gt; 30%</b>		<b>Renter</b>		
PERCENT OF HOUSEHOLDS	<b>0-30% AMI</b>	<b>&gt;30-50% AMI</b>	<b>&gt;50-80% AMI</b>	<b>Total</b>
Small Related	46	37	17	100
Large Related	56	31	13	100
Elderly	55	26	19	100
Other	40	36	24	100
Total Need by Income	46	34	20	100
			ACS Data	



Figure 4 – Owner Cost Burdened

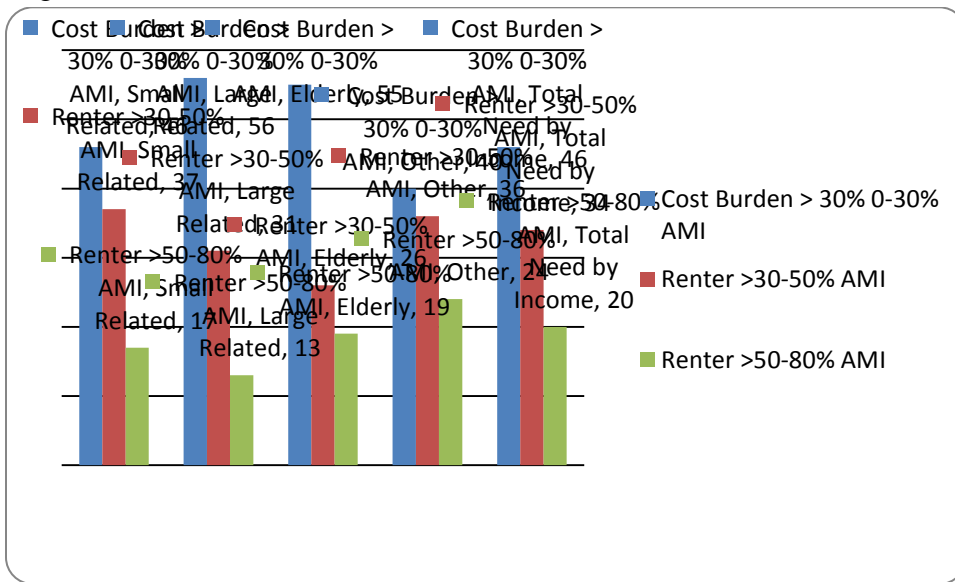
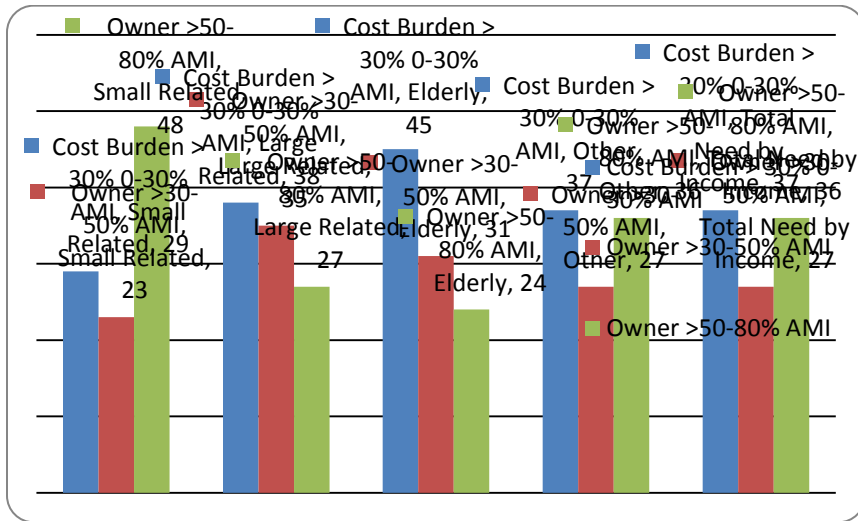


Table 8				
Cost Burden > 30%		Owner		
PERCENT OF HOUSEHOLDS	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	29	23	48	100
Large Related	38	35	27	100
Elderly	45	31	24	100
Other	37	27	36	100
Total Need by Income	37	27	36	100
				ACS Data

Figure 5 Renter Cost Burdened



Cost Burden > 50%

These tables demonstrate that those at the lowest income levels are the most severely cost burdened.

Table 9					
Cost Burden > 50%			Renter		
PERCENT OF HOUSEHOLDS		0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related		59	36	5	100
Large Related		74	22	4	100
Elderly		72	18	10	100
Other		57	37	6	100
Total Need by Income		62	32	6	100
				ACS Data	

Table 10					
Cost Burden > 50%			Owner		

PERCENT OF HOUSEHOLDS			0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related			42	29	29	100
Large Related			44	30	26	100
Elderly			55	27	18	100
Other			46	29	25	100
Total Need by Income			48	28	24	100
					ACS Data	

Figure 6 Renter Severely Cost Burdened

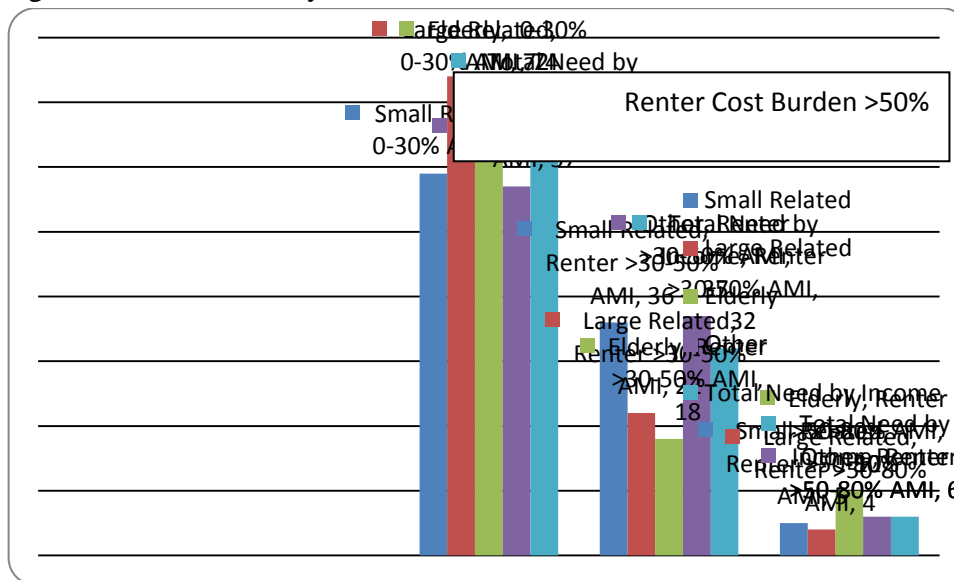


Figure 7 Owner Severely Cost Burdened

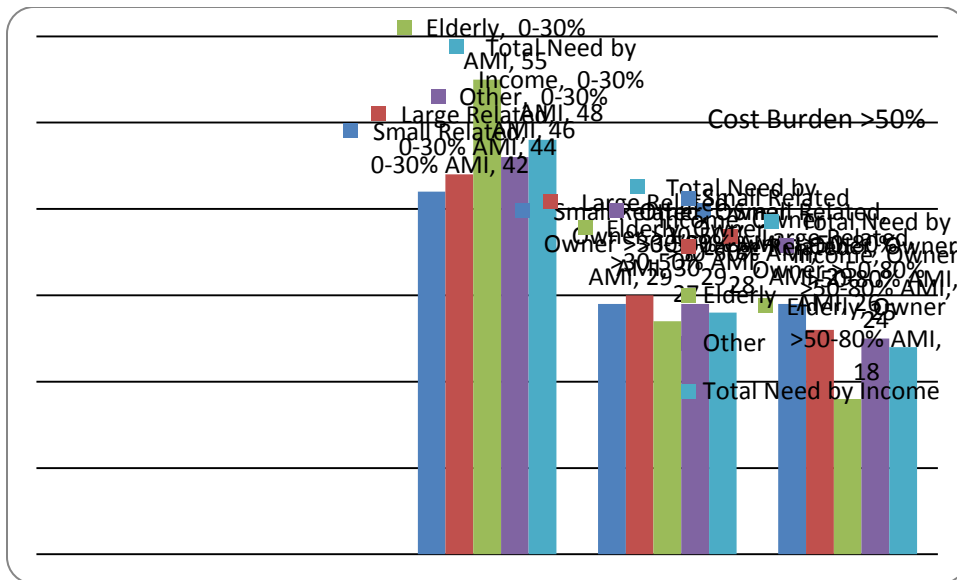


Table 11				
Crowding (More than one person per room)		Renter		
PERCENT OF HOUSEHOLDS	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Single Family Households	50	26	24	100
Multiple, unrelated Family HH	28	53	19	100
Other, non-family HH	0	0	100	100
Total Need by Income	46	29	25	100
		ACS Data		

Table 12				
Crowding (More than one person per room)		Owner		
PERCENT OF HOUSEHOLDS	0-30% AMI	>30-50% AMI	>50-80% AMI	Total

Single Family Households	23	46	31	100
Multiple, unrelated Family HH	33	46	21	100
Other, non-family HH	0	0	0	0
Total Need by Income	27	46	27	100
			ACS Data	

Figure 8 Renter Overcrowding

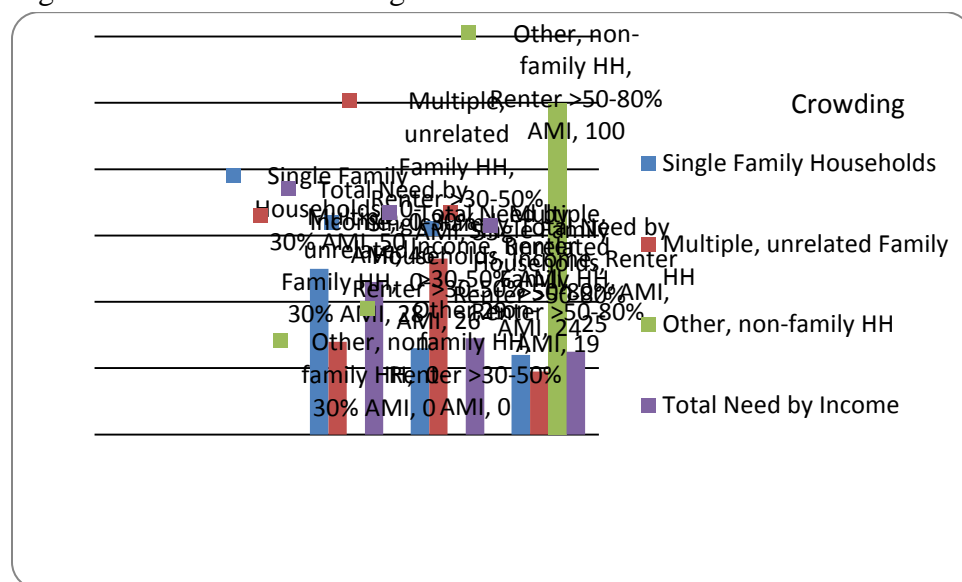


Figure 9 Owner Overcrowding

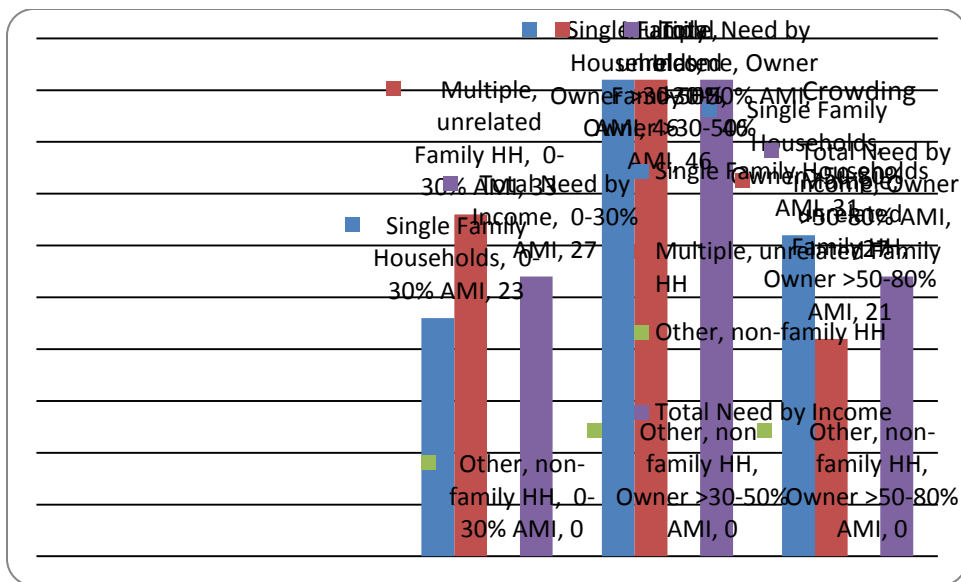




Figure 10

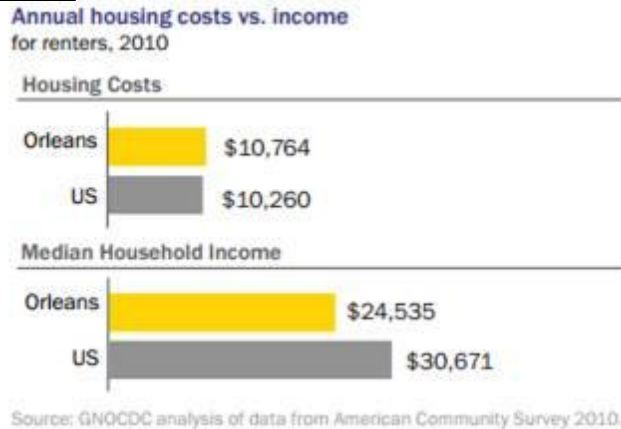


Figure 11

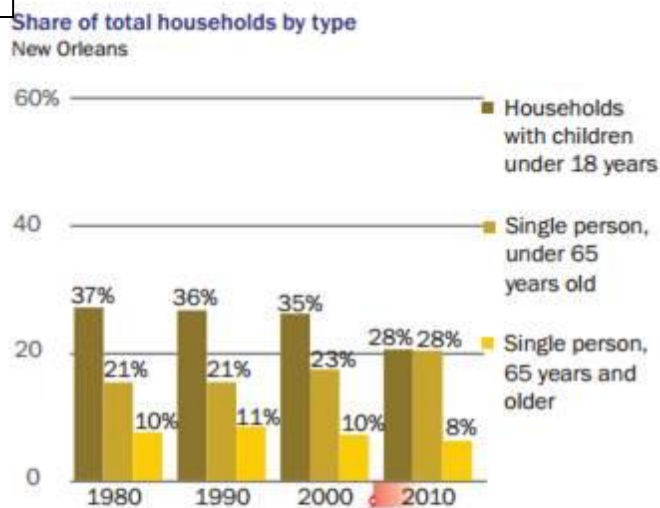
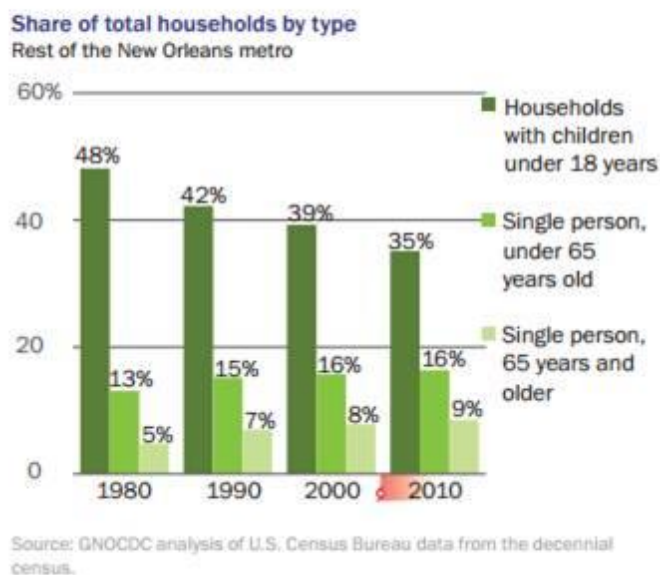


Figure 12



**What are the most common housing problems?**

The most common housing problems can be summarized as a lack of quality, affordable housing in neighborhoods of high opportunity for low income clients. Analysis of the tables indicate that those who are at the lowest range of the income scale appear to have more housing problems and are more severely cost-burdened than those with higher incomes. Renters also seem to have greater needs in these areas than owners, but those in the 0-30% income bracket, regardless of housing status, are more likely to have the most needs. An outlier to this general pattern is that owners who were 80 to 100% of the area median income had the highest percentage of owners with substandard housing.

**Are any populations/household types more affected than others by these problems?**

Overall, those who are at the 0-30% of the area median income, and the elderly, tend to be more affected than other groups by these housing problems. Those in the community who seek the most aid include single head of households, veterans, the elderly, those deinstitutionalized from prisons and hospitalized, those with disabilities, and people living with HIV/AIDS.

**Needs of low-income individuals and children who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered**

Housing needs can be gleaned from the data on the multiple housing problems and cost burdens. The high cost of renting has caused numerous households to seek rental assistance. The City's Homeless Prevention and Rapid Rehousing program has served over 2,262 persons and 1,900 households in homeless prevention and housing assistance. Economic issues are evident with need for job training and job readiness apparent throughout the community. The gap between fair market rents and SSI/SSDI income demonstrates the precarious position of those with special needs.

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness.**

The housing characteristic that can be linked to instability is when renters and owners are severely cost burdened. When the rent or mortgage is not paid for the renter this can mean instant homelessness and the homeowner faces the prospect of foreclosure.

People displaced by Hurricane Katrina are at an increased risk of homelessness, which has increased by 70% since the storm. 62% of the homeless people surveyed for the 2012 Point in Time Count conducted by Unity of New Orleans were living, before Katrina, in their own home or apartment (30%) or with family or friends (32%). One component of this Katrina-related rise in homelessness is the dramatic decrease in affordable rental housing. The other is the loss of owner-occupied homes—both for the homeowners themselves, and for the family members and friends who once stayed with them.

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elder boom. Greater New Orleans Community Data Center and the Urban Institute. Retrieved January 27, 2012 from [www.gnocdc.com](http://www.gnocdc.com).

[s3.amazonaws.com/reports/GNOCDC\\_DriversOfHousingDemand.pdf](https://s3.amazonaws.com/reports/GNOCDC_DriversOfHousingDemand.pdf).

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In Orleans Parish, 41,687 homeowners who were found eligible for the Road Home Homeowner's Assistance Program selected Option 1 (Keep Your Home). 17,123 of these (40%) have documented compliance with their Road Home covenants. 10,336 (24%) are not compliant and 14,057 (33%) have not responded to requests for information on compliance status by the Louisiana Office of Community Development (OCD).<sup>5</sup>

Further information is needed on how many of those who are non-compliant or non-responsive have in fact returned to fully-repaired homes, and how many of those who have documented compliance need further repairs to their homes.

Road Home Option 1 properties have been identified as a significant source of blight in New Orleans. As of 2010, it was estimated that there were as many as 10,000 blighted Option 1 properties citywide, which may make them "the largest single source of blight in the City."<sup>6</sup> This number needs to be updated.

With regard to the barriers they faced, 75% of all respondents cited "Insufficient Assistance Provided" and nearly half cited "Living Expenses While Displaced." Other significant problems included increased cost of materials, contractor fraud, need to redo work previously done, and damage to home that was partially repaired. Nearly a third had been subjected to a forced payoff of their mortgage.

The Lower 9<sup>th</sup> Ward neighborhood has been particularly affected by this housing instability in the wake of Hurricane Katrina. According to the Greater New Orleans Community Data Center, eight neighborhoods in New Orleans lost more than 60% of their population between 2000 and 2010. Seven of these are major public housing sites that are being redeveloped. The eighth is the Lower 9<sup>th</sup> Ward neighborhood, which lost 80% of its population. Of the other 64 neighborhoods in the City, four lost between 50% and 60% of their population. (One of these is the Holy Cross neighborhood, with a population loss of 51%. The others are the Florida Area, with a 59% loss, and two neighborhoods in New Orleans East, West Lake Forest and Viavant/Venetian Isles, with population loss of 58 and 55%, respectively.) The remaining 60 neighborhoods each lost less than 50% of their population.<sup>7</sup>

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<sup>5</sup> Office of Community Development, *Weekly Situation and Pipeline Report, Week 307, May 11, 2012-May 17, 2012*, <https://www.road2la.org/Docs/pipeline/week307pipeline.pdf>

<sup>6</sup> Allison Plyer, Elaine Ortiz, Kathryn L.S. Pettit, *Optimizing Blight Strategies: Deploying Limited Resources in Different Neighborhood Housing Markets*, p. 19, <http://www.gnocdc.org/OptimizingBlightStrategies/index.html>

<sup>7</sup> <http://www.gnocdc.org/PopulationLossAndVacantHousing/index.html>

Before Katrina, the neighborhood had a 59% homeownership rate, significantly higher than the city average of 47%.<sup>8</sup> After the flood, 65% of the homeowners who applied for and were found eligible for Road Home chose Option 1.<sup>9</sup>

Nor was the low return rate dictated by geography. Lakeview, Gentilly, and New Orleans East are all, on average, at lower elevations than the Lower 9<sup>th</sup> Ward, yet all have significantly higher return rates.<sup>10</sup>

In the Lower 9<sup>th</sup> Ward, 72.6% of households received income from employment and 35.8% of households received Social Security. 14.5% of households contained an elderly, blind, or disabled person who received Supplemental Security Income. Only 8.3% of households received public assistance. 11% of the residents were veterans.<sup>11</sup>

The average income of households with less than \$200,000 was \$24,886.<sup>12</sup> The average household size was 2.91. This put the average household income well below 80% of Area Median Income, which was \$30,250 for a 3-person household in 2000.<sup>13</sup> Of the 2076 households that received Original Compensation Grants, 74% also received Additional Compensation Grants, which are only available to households at or below 80% of AMI.<sup>14</sup> Even so, 55.6% of owner-occupied homes were completely unencumbered by a mortgage or any other debt.<sup>15</sup>

Nearly 2000 elderly people lived in the Lower 9<sup>th</sup> Ward before the flood.<sup>16</sup> As of 2010, this picture had changed completely. Only 406 elderly people were living in the Lower 9<sup>th</sup> Ward.<sup>17</sup>

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<sup>8</sup> <http://www.gnocdc.org/HousingDevelopmentAndAbandonment/index.html> (See Census Table).

<sup>9</sup> [http://www.rebuild.la.gov/content\\_pages/residentialReports\\_RoadHome.aspx?BeginDate=1/1/2006&EndDate=05/04/2012&GroupBy=fkNeighborhoodId](http://www.rebuild.la.gov/content_pages/residentialReports_RoadHome.aspx?BeginDate=1/1/2006&EndDate=05/04/2012&GroupBy=fkNeighborhoodId)

<sup>10</sup> [https://gnocdc.s3.amazonaws.com/reports/GNOCDC\\_HousingDevelopmentAndAbandonment.pdf](https://gnocdc.s3.amazonaws.com/reports/GNOCDC_HousingDevelopmentAndAbandonment.pdf). See Appendix for elevation map.

<sup>11</sup> <http://www.gnocdc.org/orleans/8/22/income.html>

<sup>12</sup> Id. According to the Greater New Orleans Community Data Center, “The preferred measure for income is median, rather than average, because medians are not affected by extreme values. Because the Census doesn't release the individual data points necessary to calculate medians ... at the neighborhood level, the next best solution is to split out the extreme values (in this case, households reporting \$200,000 or more in income in 1999) when we calculate the average income.” Even including these 19 households, the average income was \$27,133.

<sup>13</sup> <http://www.hud.gov/offices/cpd/affordablehousing/programs/home/limits/income/2000/louisiana.pdf>

<sup>14</sup> [http://www.rebuild.la.gov/content\\_pages/residentialReports\\_RoadHome.aspx?BeginDate=1/1/2006&EndDate=06/01/2012&GroupBy=fkNeighborhoodId](http://www.rebuild.la.gov/content_pages/residentialReports_RoadHome.aspx?BeginDate=1/1/2006&EndDate=06/01/2012&GroupBy=fkNeighborhoodId)

<sup>15</sup> <http://www.gnocdc.org/orleans/8/22/housing.html>

<sup>16</sup> <http://www.gnocdc.org/orleans/8/22/people.html>

<sup>17</sup> <http://www.gnocdc.org/NeighborhoodData/8/LowerNinthWard/index.html>

While before the flood there were 2843 homeowners, in 2010 there were only 705.<sup>18</sup> Of the 2222 homeowners who were found eligible for Road Home, 1435 families chose Option 1.<sup>19</sup> Without data on whether the 705 current homeowners are among the group who chose Road Home Option 1, we can say that between 730 and 1435 households that chose Option 1 are not home. Some of these are still trying to return home, while others have likely decided not to, but we have been unable to access data on the number in each category. Of those who are home, some are living in houses that are not fully repaired.<sup>20</sup> Many of those who are not home now possess only vacant lots because poorly-constructed levees destroyed their homes or the government subsequently demolished them.

We can also say that the government has acquired 787 lots where homeowners once resided in the Lower 9<sup>th</sup> Ward—the properties owned by those who chose Options 2 and 3. There are thus more abandoned lots of pre-storm homeowners in the neighborhood than there are current homeowners.

The Lower 9<sup>th</sup> Ward is a weak or low-demand housing market. The median home sales price in 2009 was \$43,828, with a sales volume of only 24 units per 1,000.<sup>21</sup> Accordingly, pre-storm homeowners must be the focus of housing initiatives in the neighborhood, in order to keep their properties from being added to the pool of blighted lots.

Meanwhile, the city is preparing to invest significant public dollars in infrastructure in the Lower 9<sup>th</sup> Ward, including the Lawless School, the firehouse, the Sanchez Community Center, and road repairs. These investments will go a long way to addressing some of the problems that have kept people away. To make them effective, however, it is essential that they be coupled with programs and resources to bring the remaining displaced residents home, particularly in light of the continuing series of barriers that have, until now, been placed in their path.

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<sup>18</sup> <http://www.gnocdc.org/orleans/8/22/housing.html>; id.

<sup>19</sup> All Road Home information is taken from Rebuild.Louisiana.Gov, “Investments in Residential Construction,” Road Home – Homeowners Assistance Program Report, NOLA Neighborhoods. [http://www.rebuild.la.gov/content\\_pages/residentialReports\\_RoadHome.aspx?BeginDate=1/1/2006&EndDate=03/30/2012&GroupBy=fkNeighborhoodId](http://www.rebuild.la.gov/content_pages/residentialReports_RoadHome.aspx?BeginDate=1/1/2006&EndDate=03/30/2012&GroupBy=fkNeighborhoodId)

<sup>20</sup> Survey conducted during Spring 2012 by the Greater New Orleans Housing Alliance.

<sup>21</sup> Plyer, Ortiz, Pettit, *Optimizing Blight Strategies*, p. 12 and 26.

## NA-15 Disproportionately Greater Need: Housing Problems

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	17,150	3,650	3,065
White	3,465	525	660
Black / African American	12,615	2,900	2,170
Asian	185	55	140
American Indian, Alaska Native	25	30	0
Pacific Islander	0	0	0
Hispanic	670	50	80

**Table 2 - Disproportionally Greater Need 0 - 30% AMI**

Data Source: PIC (PIH Information Center)

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	13,080	4,075	0
White	2,660	1,065	0
Black / African American	9,530	2,750	0
Asian	320	30	0
American Indian, Alaska Native	45	0	0
Pacific Islander	4	0	0
Hispanic	450	215	0

**Table 3 - Disproportionally Greater Need 30 - 50% AMI**

Data Source: PIC (PIH Information Center)

\*The four housing problems are:



1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

#### 50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	10,165	8,830	0
White	3,205	1,980	0
Black / African American	6,055	6,025	0
Asian	125	310	0
American Indian, Alaska Native	10	15	0
Pacific Islander	0	25	0
Hispanic	535	380	0

**Table 4 - Disproportionally Greater Need 50 - 80% AMI**

Data Source: PIC (PIH Information Center)

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

#### 80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,895	6,710	0
White	1,195	2,045	0
Black / African American	1,545	4,320	0
Asian	20	135	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	110	150	0

**Table 5 - Disproportionally Greater Need 80 - 100% AMI**

Data Source: PIC (PIH Information Center)

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

## NA-20 Disproportionately Greater Need: Severe Housing Problems

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	14,695	6,105	3,065
White	3,010	985	660
Black / African American	10,700	4,815	2,170
Asian	145	95	140
American Indian, Alaska Native	25	30	0
Pacific Islander	0	0	0
Hispanic	640	80	80

**Table 6 – Severe Housing Problems 0 - 30% AMI**

Data Source: PIC (PIH Information Center)

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,335	8,820	0
White	1,755	1,970	0
Black / African American	6,030	6,255	0
Asian	220	125	0
American Indian, Alaska Native	25	20	0
Pacific Islander	0	4	0
Hispanic	290	370	0

**Table 7 – Severe Housing Problems 30 - 50% AMI**

Data Source: PIC (PIH Information Center)

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,595	15,395	0
White	1,330	3,855	0
Black / African American	1,795	10,285	0
Asian	115	325	0
American Indian, Alaska Native	10	15	0
Pacific Islander	0	25	0
Hispanic	270	645	0

**Table 8 – Severe Housing Problems 50 - 80% AMI**

Data Source: PIC (PIH Information Center)

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	940	8,665	0
White	430	2,810	0
Black / African American	415	5,440	0
Asian	15	140	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	75	190	0

**Table 9 – Severe Housing Problems 80 - 100% AMI**

Data Source: PIC (PIH Information Center)

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

## NA-25 Disproportionately Greater Need: Housing Cost Burdens

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	63,155	21,060	26,570	3,135
White	27,725	7,300	7,145	710
Black / African American	31,135	12,505	17,565	2,185
Asian	1,485	210	395	140
American Indian, Alaska Native	165	65	35	0
Pacific Islander	25	4	0	0
Hispanic	1,995	695	1,175	80

**Table 10 – Greater Need: Housing Cost Burdens AMI**

**Data Source:** PIC (PIH Information Center)

## NA-30 Disproportionately Greater Need: Discussion

### Income categories in which a racial or ethnic group has disproportionately greater need

The following income categories showed a disproportionately greater need for Hispanics (greater than 10% when compared to the jurisdiction as a whole):

One or More Housing Problems		
Income	Hispanic	Jurisdiction
0-30% AMI	83.8%	71.9%
80-100% AMI	42.3%	30.1%
Table 17		

The 30 to 50% AMI showed a higher percentage with housing problems than all income categories.

Income Range	% of Jurisdiction with Housing Problem
0-30% AMI	71.9%
30-50% AMI	76.2%
50-80% AMI	53.5%
80-100% AMI	30.1%
Table 18	

Severe Housing Problems		
Income	Hispanic	Jurisdiction
0-30% AMI	88.8%	61.57
50-80% AMI	29.5%	18.9%
80-100% AMI	28.3%	9.7%
Table 19		

**Needs not previously identified**

**Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

Hispanics are located in the Mid-City and Leonidas neighborhoods.

## NA-35 Public Housing

### Totals in Use

Table 13 - Public Housing by Program Type									
	Certificate	Mod-Rehab	Public Housing						
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use		148	2,389	17,081	1,062	16,019	125		25
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									
**excludes public housing units offline due to modernization or pending demolition									

Data Source: HANO information systems – June 2012



## Characteristics of Residents

<b>Table 14 – Characteristics of Public Housing Residents by Program Type</b>									
	<b>Certificate</b>	<b>Mod-Rehab</b>	<b>Public Housing</b>						
				<b>Total</b>	<b>Project - based</b>	<b>Tenant - based</b>	<b>Special Purpose Voucher</b>		
							<b>Veterans Affairs Supportive Housing</b>	<b>Family Unification Program</b>	<b>Disabled *</b>
Average Annual Income			\$12,819	\$11,112	\$10,418	\$11,081	\$11,222		\$11,397
Average length of stay			N/A	N/A	N/A	N/A	N/A		N/A
Average Household size			2.3	2.5	2.2	2.5	1.3		1.7
# Homeless at admission			N/A	N/A	N/A	N/A	N/A		N/A
# of Elderly Program Participants (>62)			542	2,053	339	1,707	6		7
# of Disabled Families			763	4,653	309	4,324	34		21
# of Families requesting accessibility features			N/A	N/A	N/A	N/A	N/A		N/A
# of HIV/AIDS program participants			N/A	N/A	N/A	N/A	N/A		N/A
# of DV victims			N/A	N/A	N/A	N/A	N/A		N/A
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b> <b>** reflects characteristics of 88 Homeownership Voucher (HOV) participants (including 7 elderly HOV participants (&gt;62) and 20 disabled HOV families)</b> <b>Data Source: HUD Public and Indian Housing Information Center (PIC) – May/June 2012</b>									

## Race of Residents

Table 15 – Race of Public Housing Residents by Program Type									
Race	Certificate	Mod-Rehab	Public Housing						
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White			0%	1%	5%	1%	6%		0%
Black/African American			99%	98%	95%	98%	91%		100%
Asian			0%	0%	0%	0%	0%		0%
American Indian/Alaska Native			0%	0%	0%	0%	3%		0%
Pacific Islander			0%	0%	0%	0%	0%		0%
Other			0%	0%	0%	0%	0%		0%
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

**Data Source:** HUD Public and Indian Housing Information Center (PIC) – May/June 2012

## Ethnicity of Residents

Table 16 – Ethnicity of Public Housing Residents by Program Type									
Race	Certificate	Mod-Rehab	Public Housing						
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	2%	4%	2%	4%	6%		5%
Not Hispanic	0	0	98%	96%	98%	96%	94%		95%
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

**Data Source:** HUD Public and Indian Housing Information Center (PIC) – May/June 2012

## Section 504 Needs Assessment

### Needs of public housing tenants and applicants on the waiting list for accessible units

#### How do these needs compare to the housing needs of the population at large

According to the Housing Authority of New Orleans, based on recent Census data, survey information on citywide blight and homelessness, and the market perspectives of leading market analysts, there remains a tremendous need for affordable housing in New Orleans despite the extensive housing construction activity that has taken place since the storm.

Due to the spike in rent post-storm, which is now, based on current Census figures and survey reports, 35% higher than pre-Katrina, the percentage of renters and owners who are cost-burdened is alarming in both the 0-30% AMI category and the 30-50% AMI category. Households who have earned less than 30% AMI have historically had a very difficult time affording an apartment, but before Katrina there was an ample supply of privately owned rental units for households earning 30-50% AMI. The average market rate rental unit was priced below \$600 a month in 2004; now it is very difficult to find rental housing for less than \$800 a month. As a result, many households previously not served by subsidized housing are now in need and this need extends across income ranges.

The following table provides data on the composition of the waitlist for the Housing Authority of New Orleans. As clients self-report, it is possible that the number for disabled households reflected in the table below is lower than the actual number. Unfortunately, the number of applicants on the waiting list who require accessible units is not a data set currently kept by the Housing Authority of New Orleans.

#### Public Housing (PH) Waiting List Data (Dec 2011)

	Number	Percent of Total
Elderly Households on the PH Waiting List (62 and over)	144	4%
Non-Elderly Disabled Households on PH Waiting List	255	8%
Remainder of Households on PH Waiting List	2,873	88%
Total Households on PH Waiting List	3,272	

### Housing Choice Voucher (HCV) Waiting List Data (Dec 2011)

	Number	Percent of Total
Elderly Households on the HCV Waiting List	1,092	5%
Non-Elderly Disabled Households on HCV Waiting List	1,774	8%
Remainder of Households on HCV Waiting List	19,450	87%
Total Households on HCV Waiting List	22,316	

**Most immediate needs of residents of Public Housing and Housing Choice voucher holders**  
Housing Choice Voucher holders need more access to quality housing in high opportunity areas of the City. Many landlords do not accept the Housing Choice Voucher Program. This may be attributed to discrimination based on race and disability, as over 98% of voucher holders are African American. It may also be attributed to the long and troubled history of the management of the program by the Housing Authority of New Orleans. A study by the Greater New Orleans Fair Housing Action Center (GNOFHAC)<sup>22</sup> in 2009 indicates that landlords denied voucher holders the opportunity to rent 82 percent of the time, either by outright refusal to accept vouchers (75 percent of the time) or by the addition of insurmountable requirements that would make rental impossible (7 percent). In the years since GNOFHAC's 2009 report was published, HANO has taken significant steps to improve the administration of its Housing Choice Voucher (HCV) program. However, the distribution on the maps of where HCVP voucher holders rent units, and where landlords are willing to accept residents with vouchers, is predominantly in lower income areas in Central City, New Orleans East and other low income areas.

Another immediate need of residents on HUD subsidized housing is help with the high cost of utilities. Even though clients on the voucher program receive a utility allowance that is factored into the rent calculation, it may be inadequate. For instance, the utility allowance calculation is not based on the actual cost of utilities but rather, a reasonable estimate of costs. Much of the housing stock in New Orleans is old, and many voucher holders live in energy inefficient houses where costs are high. The net result is that even with a voucher, the housing costs for some clients remain unaffordable.

HANO conducted a resident survey of public housing and housing choice voucher holders and case management needs assessments in 2011. The findings demonstrate the need for more community based programs and services that lead to education, employment and health care.

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<sup>22</sup> Greater New Orleans Fair Housing Action Center, "Housing Choice in Crisis, An Audit Report on Discrimination Against Housing Choice Voucher Holders in the Greater New Orleans Rental Housing Market," 2009, available at <http://www.gnofairhousing.org/pdfs/HousingChoiceInCrisis2009.pdf>.

For example, 78% of residents stated an interest in empowerment programs, youth entrepreneurship, arts, music, youth mentorship, and senior programs. Seventy three percent of respondents stated a need for more access to dental care; 64% of adults would participate in a job training program, if offered in the community.

### **How do these needs compare to the housing needs of the population at large**

In preparing HANO's Strategic plan,<sup>23</sup> HANO analyzed extensive primary and secondary data to determine the housing needs of the New Orleans community, both within HANO and among the general population. HANO examined the recent 2010 Census data, survey information on citywide blight and homelessness, and the market perspectives of leading local market analysts. According to the information gathered, there remains a tremendous need for affordable housing in New Orleans despite the extensive housing construction activity that has taken place since Hurricane Katrina. There remain over 22,000 families on the HCVP waiting list. In terms of supportive services, the needs of the public housing and voucher population mirror the housing needs of the population at large.

HANO's report uses HUD's CHAS data to quantify affordable housing need, defined as the sum of all households that pay more than 30% of their income on housing. This is not equivalent to a more general housing demand, which looks at how many new units need to be added to meet future growth (households moving into the market plus local household growth). Based on the 2009 CHAS data provided by HUD, there are 22,000 low income renters in New Orleans that pay too much for housing, roughly two-thirds of all low income renters in the city. This figure includes those who may choose to pay more for a better neighborhood or amenities. It also includes households that may already be served by HANO or the LIHTC program, but pay more than 30% due to utility costs or again, out of choice.

The data shows that the greatest need, in terms of numbers, is among non-family, non-elderly households. These are single individuals or a group of non-related individuals sharing a home as roommates. This group comprises approximately 40% of all rental housing need. The second greatest need, in terms of numbers, is among the small, non-elderly families consisting of 2-4 people. This group comprises approximately one third of all rental housing demand. This population is made up of a very large percentage of female-headed households higher than the population at large. There is also a significant demand among the elderly and disabled in terms of percentages, with more than half of all elderly and disabled paying more than 30% on housing. This translates into a demand for affordable one bedroom units.

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<sup>23</sup> **HANO Strategic Plan for Development (2011-2015) issued: June 30, 2011.**

## NA-40 Homeless Needs Assessment

### Homeless Clients Served in 2011 as recorded by the Homeless Management Information System (HMIS)

In partnership with member agency VIA LINK, UNITY runs a Homeless Management Information System (HMIS) into which each funded agency is required to enter data. During the calendar year 2011, the HMIS reports that the UNITY collaborative served 21,676 people meeting the broad HUD definition. This includes persons living in temporary shelters or who received temporary rental assistance, those living in Permanent Supportive Housing and those living on the streets but provided with outreach or other supportive services. Over the course of a year, the number of people experiencing homelessness is far larger than the PIT, as some people exit homelessness quickly while others take their place.

The 21,676 individuals in 2011 represent only those persons who received assistance and were recorded in the HMIS; it does not represent those who did not seek access to services who may have been living on the street or in abandoned buildings.

#### Homeless Needs Assessment

<b>Population</b>	<b>the # experiencing homelessness each year who received services per 2011 HMIS (includes those in PSH)</b>
Persons in households with Adult(s) and Child(ren)	10,289
Persons in households with only children (17 yrs & under)	159
Persons with households with only adults	11,228
<b>TOTAL</b>	<b>21,676</b>
Chronically Homeless Individuals	3,040
Chronically Homeless Families	--
Veterans	1,453
Unaccompanied Child 17 yrs. & under	159
Persons with HIV	499

Table 17 - Homeless Needs Assessment

## **Jurisdiction's Rural Homeless Population**

**For persons in rural areas who are homeless or at risk of homelessness, describe the nature and extent of unsheltered and sheltered homelessness with the jurisdiction**

N/A

**Nature and Extent of Unsheltered and Sheltered Homelessness, including Rural Homelessness**

N/A

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

### **Nature and Extent of Homelessness by Racial and Ethnic Group**

The following is a summary of Unity's 2012 Homeless Point in Time (PIT) Report. The 2012 PIT Count for New Orleans and Jefferson Parish took place on January 23, 2012, utilizing the staff of more than 50 of the 65 agencies that make up the New Orleans/Jefferson Parish Homeless Continuum of Care. Surveys were administered on the streets and in homeless programs and other locations asking homeless people where they had stayed the night of January 23 and asking certain demographic information. In addition, a statistically significant sample of 189 census blocks in Orleans Parish was canvassed by UNITY's Abandoned Buildings Outreach Team, during which all unsecured abandoned buildings were searched in order to count bedrolls in active use. Canvass results were then extrapolated to the census blocks not counted, in order to estimate the number of abandoned building dwellers across the city. .

The Point in Time Count is conducted to provide as comprehensive a count as possible of how many persons are homeless in emergency shelter, in homeless transitional housing, and in places not meant for human habitation on any given night. The Point in Time Count provides information with which to gauge the need for resources to end and prevent homelessness and the type of resources needed, and to better understand the nature and extent of homelessness in the New Orleans area.

### ***Point In Time Comprehensive Estimate***

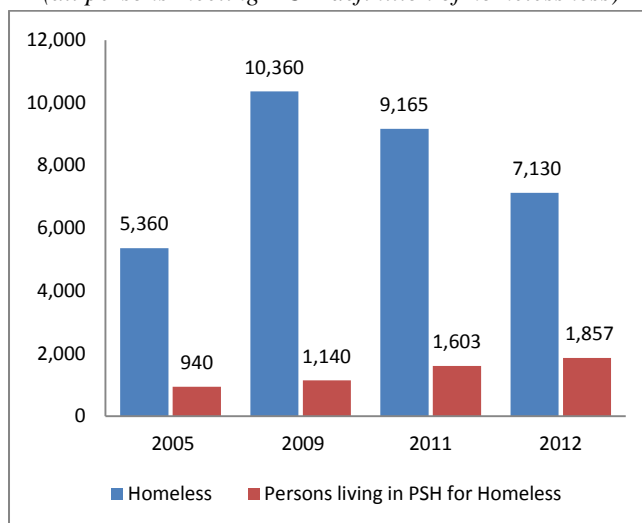
The Comprehensive Estimate of Homelessness counts all people who meet HUD's definition of homelessness. HUD's definition of homelessness includes persons a) in places not meant for human habitation; b) in emergency shelters; c) in homeless transitional housing; d) people being evicted by landlords, family or friends from housing with no place to go and no resources to obtain housing; e) homeless people temporarily in hospitals, jails, and other institutions; and f) people being discharged from hospitals and jails with nowhere to go and no resources to obtain housing. Unity estimates that there are 7,130 people meeting this criteria and an addition 1,857 in



Permanent Supportive Housing. The number of homeless people decreased over 22% from last year. Additionally, the number of people accessing PSH increased almost 16%.

### *Point in Time*

***Comprehensive Estimate of Homelessness***  
(all persons meeting HUD definition of homelessness)

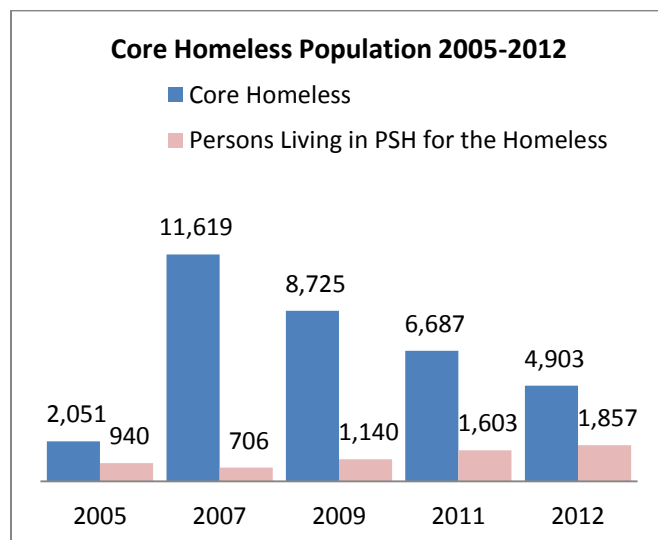


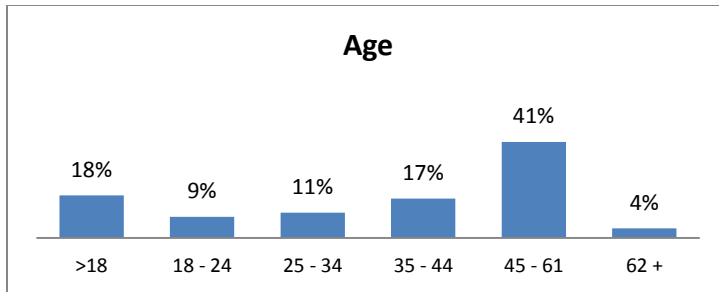
### ***2012 Point in Time Homeless Count***

All of the charts below reflect the UNITY Homeless Point in Time (PIT) Count. Please note that the PIT Count, in contrast to the PIT Comprehensive Estimate, measures only homelessness in emergency shelters, transitional housing and places not meant for human habitation, but does not recognize other types of homelessness set forth in the HUD definition of homelessness, such as persons facing eviction, which is reflected in the PIT Comprehensive Estimate chart, above. As a result, the PIT Count of homelessness is **4,903 homeless persons on any given night** in New Orleans and Jefferson Parish. The chart that follows refers to these 4,903 persons as the “core homeless” – those living in temporary shelter for the homeless or no shelter at all. It should also be noted that the number of persons with HIV may be lower than the actual number as these surveys are not done in private, and individuals may not want to divulge their status publicly. In addition, Louisiana suffers from a late testing rate, meaning that many people are not tested for HIV/AIDS until they have a more advanced stage of the disease.

Population	Estimate the # of persons experiencing homelessness on a given night (1/23/12 Point in Time Count)		
	Sheltered	Unsheltered	PIT Subtotal
Persons in households with Adult(s) and Child(ren)	533	45	578
Persons in households with only children (17 yrs & under)	21	9	30
Persons with households with only adults	910	3,385	4,295
<b>TOTAL</b>	<b>1,464</b>	<b>3,439</b>	<b>4,903</b>
Chronically Homeless Individuals	116	2,252	2,368
Chronically Homeless Families	31	23	54
Veterans	188	382	570
Unaccompanied Child 17 yrs. & under	21	9	30
Persons with HIV	40	146	186

The number of “core homeless” on any given night has decreased 58 percent since 2007, while the numbers of persons in Permanent Supportive Housing (PSH) have steadily increased, from 940 persons to 1,857 persons on any given night.

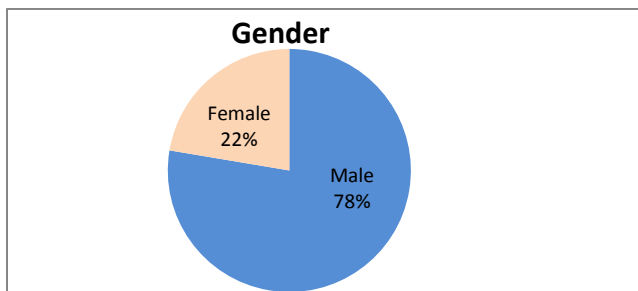




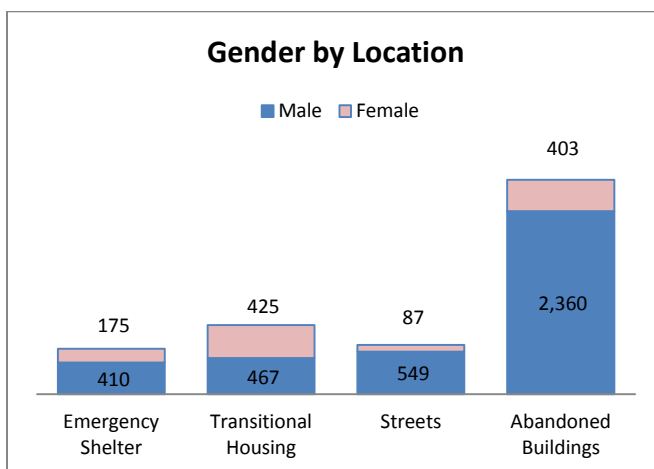
The majority of homeless persons in New Orleans are between the ages of 45 and 61, which is comparable to national data on homelessness and age. However, the percentage of persons over the age of 62 experiencing homelessness is twice the national average of 2%.

### ***Gender***

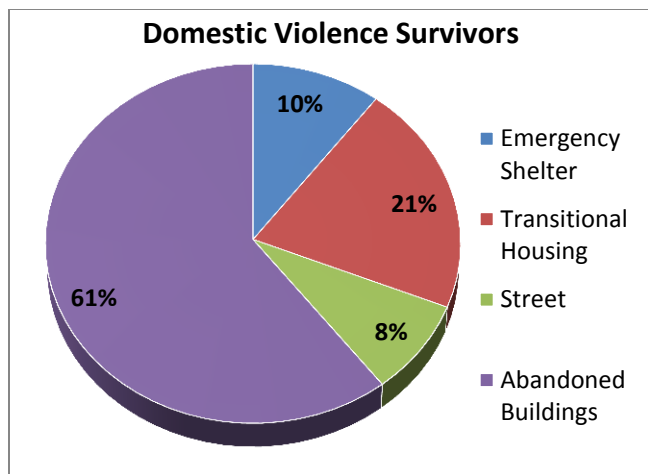
The gender ratio in New Orleans is consistent with the national average. Women represent 22% of the homeless population.



Homeless women and transgendered individuals experience unique risks and vulnerabilities. Although women only account for 14% of the street homeless population and 15% of abandoned building dwellers, these 1,090 women are at great risk of assault and sexual violence.

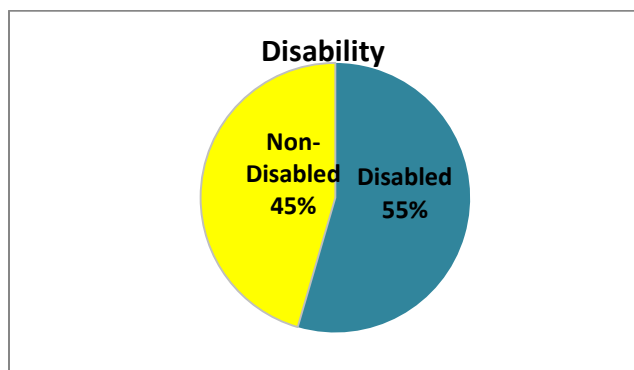


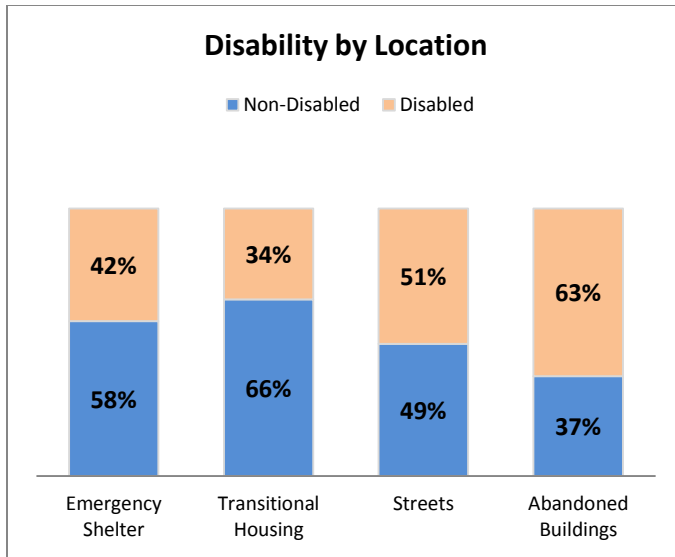
Domestic violence can be a contributing factor to homelessness, especially for women. Of those who indicated they were a victim of domestic violence, 69 percent are unsheltered, with 8 percent living on the street and 61 percent living in abandoned buildings.



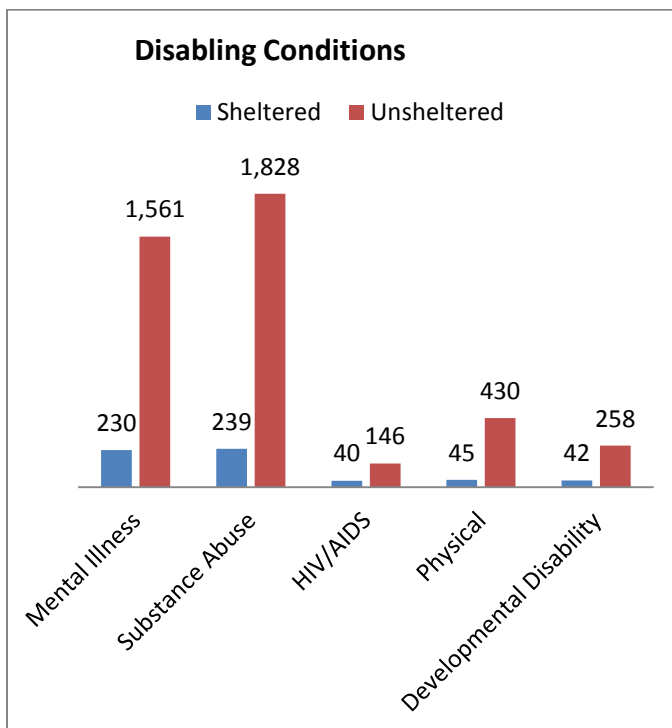
### ***Disability***

Based on survey respondents indicating whether they had a disabling condition, we estimate that fifty-five percent of the local homeless population is disabled, a much higher percentage than the national rate of 40%. There are currently 2,382 homeless persons experiencing at least one disability on any given night in New Orleans. The level of disability is most severe in the street and abandoned building populations.



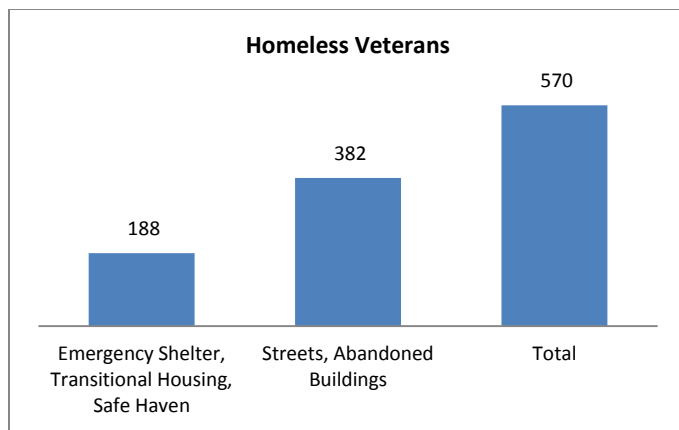


Substance abuse and mental illness are the most common disabling conditions for homeless people in Orleans and Jefferson Parishes. The numbers in the graph below add up to more than the total number of people with disabilities due to some people experiencing more than one condition.



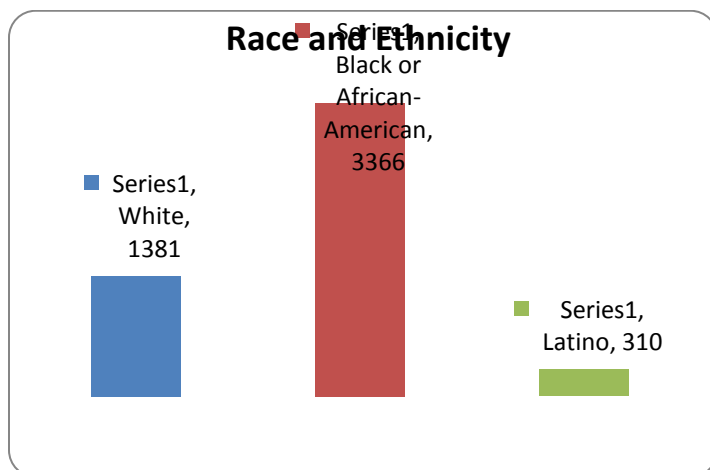
### ***Veterans***

There are 570 homeless Veterans on any given night, 67% without shelter.



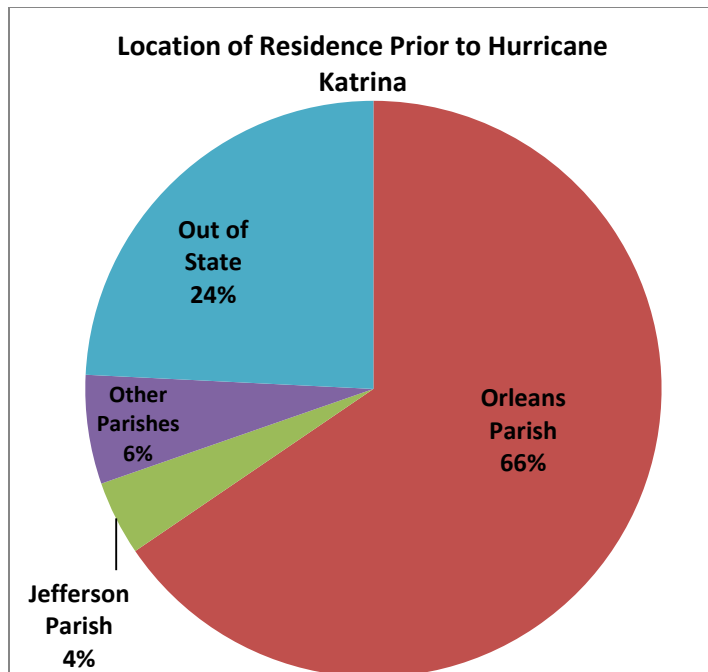
### ***Race and Ethnicity***

The majority of people experiencing homelessness is people of color, mostly Black or African-American. The numbers in the chart below total more than the PIT count as some individuals identified more than one race and/or ethnicity. While the survey included more options than those shown below (including Asian, Native American, Native Pacific Islander, and others) these numbers were not statistically significant.

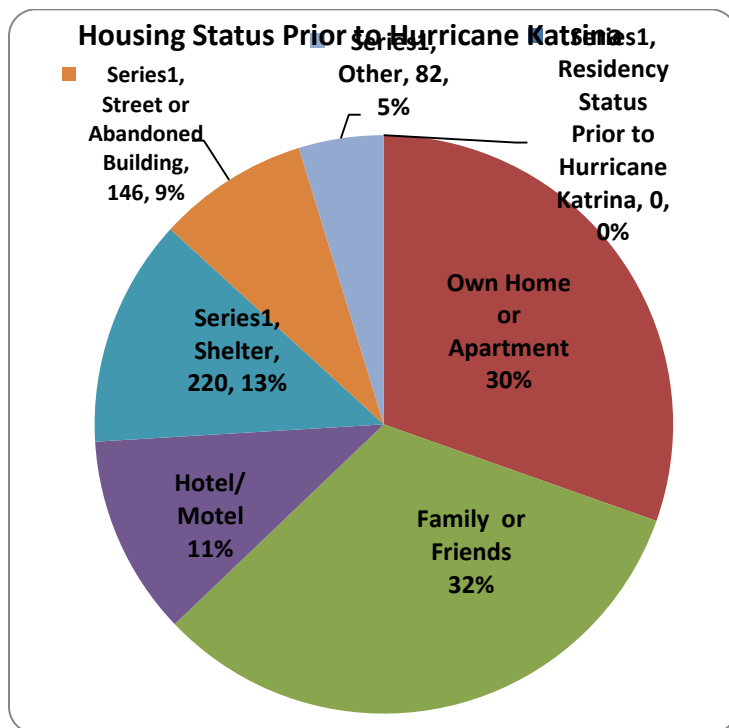


### ***Housing Status Prior to Katrina***

The majority of currently homeless individuals in Orleans and Jefferson Parishes lived in the area before Hurricane Katrina.

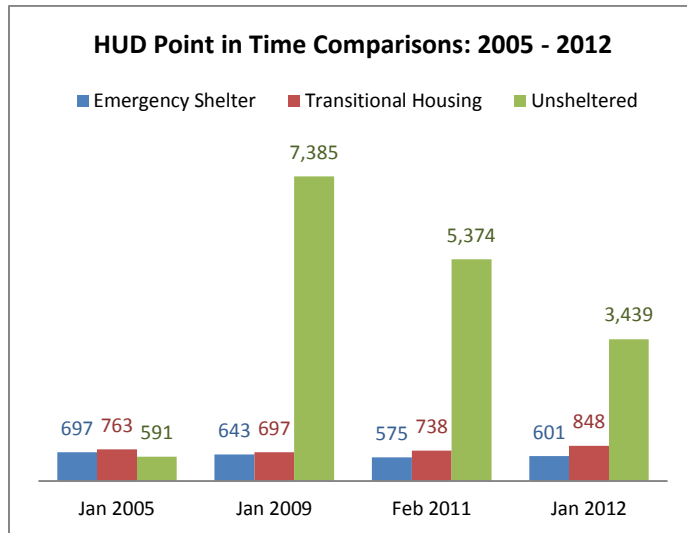


62% of the homeless persons surveyed (does not include abandoned housing dwellers who are the majority of homeless at 57%) were not homeless before Hurricane Katrina, and had been living in their own home or apartment or with family or friends.



### ***Point in Time Homeless Count Comparisons***

There has been a huge increase in homelessness since Hurricane Katrina. Comparisons of the 2005, 2009, 2011 and 2012 PIT Counts show the increase in homelessness as a result of Katrina and the impact of intense efforts to address it.



### **Needs and Goals**

The New Orleans Interagency Council on Homelessness (NOICH), established in 2012 to oversee the implementation of the New Orleans Ten-Year Plan to End Homelessness is modeled after the United States Interagency Council on Homelessness (USICH). The NOICH is a diverse interdisciplinary comprised of leaders from homeless service agencies, Veterans Administration, UNITY, Workforce Investment agencies, government, health/mental health care, business, neighborhood and philanthropic sectors. There is also significant homeless constituent representation on the council. Meetings of the NOICH take place quarterly with established committees meeting monthly and reporting back to the full NOICH.

Major goals include:

1. **Increase Available Housing** - Identify and establish additional safe havens for service-resistant constituents and increase the number of low-barrier shelter beds for the unsheltered homeless population. These additional shelter beds will make a measurable difference in reducing the amount of homeless constituents living in abandoned buildings or on the streets while awaiting Permanent Supportive Housing. Increase the number of Permanent Supportive Housing beds targeted to the chronically homeless. Rapid Rehousing interventions to decrease the amount of time an individual or



- family spends on the street are also a priority as well as rental/utility assistance and legal interventions to prevent homelessness are also priorities.
2. **Address Urgent Issues** – The City is working with the Southeast Louisiana Veterans Health Care System to reuse the old VA hospital in downtown New Orleans for an innovative, collaborative VA/City venture to create a 24-hour comprehensive community resource center expected to open November 2013. The center will act as the centralized intake and service center for the New Orleans area. Integrating the **No Wrong Door** approach the center will either provide services on the spot through agencies housed there in addition to providing linkages to agencies and services housed off site.
  3. **Build Capacity** - Improve and incentivize cross-sector collaboration streamline and coordinate services; develop coordinated access and centralized intake to housing programs. Develop training opportunities for homeless service providers to strengthen and improve the quality of services available to homeless people in the city, and providing CoC member agencies with tools to grow their capacity and enhance the quality of their services.
  4. **Improve Service Delivery, Standards of Care and Discharge Planning** – Raise the quality of care provided by homeless service providers, and improve communication, collaboration and coordination of all providers that serve the homeless. Improve access to mainstream resources. Establish effective discharge plans that prevent mainstream systems from releasing clients into homelessness.

Across the nation, communities working to improve homeless services have identified Standards of Care to document the level of service and quality of care that homeless constituents can expect to receive when entering publicly funded programs. Standards of Care can include, but are not limited to: health and safety standards; clients' rights; responsibilities and methods of grievance; case management; and housing quality standards. Standards of Care may also be used to monitor and evaluate services provided by homeless service agencies. The goal of developing community wide standards is to create accountability, transparency, and ultimately assurance that homeless constituents are receiving only the best, most efficient and most appropriate of services.

5. **Improve Collection and Use of Data** – Identify data needed to measure decrease in homelessness; and improve data quality of the HMIS.

### **Improving Outcomes for HUD-funded Programs**

In addition to working on the above goals as part of the Mayor's 10-Year Plan to End Homelessness, UNITY seeks stellar performance from all of its funded housing and supportive service programs. Performance goals focus on increasing income/employment and attaining or maintaining permanent housing. Also, UNITY annually seeks new funding to increase the number of PSH beds for disabled homeless persons including a number of beds specifically designated for chronically homeless persons.

## NA-45 Non-Homeless Special Needs Assessment

### Describe the characteristics of special needs populations in your community.

#### Overview of People with Disabilities in New Orleans<sup>24</sup>

According to the Advocacy Center of Louisiana, a statewide advocacy group charged with protecting the rights of persons with mental or physical disabilities, there is a critical shortage of affordable, accessible housing for people in Orleans Parish living with a disability.

Approximately 14% of residents (not institutionalized) in Orleans Parish are living with a disability. This number includes people with ambulatory difficulties, independent living difficulties, and self-care difficulties. For some of these people, Social Security Supplemental Income (SSI) is their only source of income. Affordable housing is defined as housing costs that are at or below 30% of a person's pre-tax income. Fair Market Rents have so far outpaced SSI payments for people living with a disability that a small one-bedroom unit would cost a renter 116% of his or her monthly payment. Thus, there is a great need among this population for more affordable housing options.

According to the 2010 American Community Survey in Orleans Parish, there are an estimated total of 346,224 residents who do not require supportive housing. The annual median income of this population is \$27,107 or \$2,259/month.<sup>[1]</sup> There are 49,874 residents who do not require supportive housing but are living with a disability in Orleans Parish. The annual median income of this population is \$19,248 or \$1,604 per month<sup>[2]</sup>. A person whose only income is Social Security Supplemental Income (SSI) has an annual income of \$8,376 or \$698 per month<sup>[3]</sup>. As of 2012, a person with disabilities in Louisiana receives SSI benefits equal to \$698/ per month, or approximately 31% of the median income of the total noninstitutionalized resident population in Orleans parish.<sup>[4]</sup>

There are 4391 people in Orleans Parish receiving SSI benefits for "Musculoskeletal Injuries,"<sup>[5]</sup> defined by the Social Security Administration as people who have a loss or impairment of function of their muscle or skeletal systems due to a disorder of the musculoskeletal system (either from birth or an acquired disorder); or who have impairments that may result from an infection, inflammatory or degenerative process, a traumatic event or another type of disease. They must be unable to ambulate or perform fine tasks effectively for 12 or more months in order to qualify.

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<sup>24</sup> All numbers are as of 2010, unless otherwise noted

<sup>[1]</sup> U.S. Census Bureau, 2010 American Community Survey, "B18140: Median Earnings in the past 12 months (in 2010 inflation-adjusted dollars) by disability status by sex for the civilian noninstitutionalized population 16 years and over with earnings"

<sup>[2]</sup> *Ibid.*

<sup>[3]</sup> Social Security Administration *SSI Federal Payment Amounts* <http://www.ssa.gov/oact/COLA/SSIAMts.html>

<sup>[4]</sup> *Ibid.*

A person receiving SSI payments in Louisiana would have an income equivalent to an hourly wage of \$4.36, which is \$2.89 less than the Federal Minimum Wage. Of the population 18 years and older with a disability, there are (there is overlap in these numbers as a person may have more than one of these difficulties)<sup>[6]</sup>:

- 27,082 with ambulatory difficulty (7.8% of the general population)
- 18,371 with independent living difficulty (5.3% of the general population)
- 9,349 with self-care difficulty (2.7% of the general population)

These are people who are physically unable to complete daily tasks or work as needed due to a loss of function, often requiring mobility-assisting technology including, but not limited to, canes, walkers, scooters and wheelchairs. The musculoskeletal category infers mobility impairment and thus, the need for affordable, accessible housing for this population. The Advocacy Center Housing Assistance Plus Program (HAPP) experience affirms the critical shortage of such housing.

The aging of Baby Boomers will have an effect on the increasing number of persons with disabilities and people living independently. The Greater New Orleans Community Data Center estimates that “by 2020 more than 12,000 New Orleanians over age 65 will have a moderate or serious disability and be living at home”.<sup>25</sup> To increase the ability for people to remain in their homes, programs that incorporate aging in place will be developed by the City. The widening of doors and the building of wheelchair ramps will be addressed in the City’s housing programs.

Affordability is defined as housing costs that are at or below 30% of pre-tax income.<sup>[7]</sup> For someone making the median income for a person with a disability, affordable rent would be \$481/month.<sup>[8]</sup> For someone whose only income is SSI, affordable rent would be \$209/month.<sup>[9]</sup> In 2012, the Fair Market Rents for a 0 bedroom (studio) apartment was \$732/month; for 1 bedroom, \$811/month; for 2 bedrooms, \$948/month; for 3 bedrooms, \$1217/month; and for 4 bedrooms, \$1258/month.<sup>[10]</sup>

According to the report *New Orleans Index at Six* by the Greater New Orleans Community Data Center, 55% of renters in Orleans Parish spent 35% or more of pre-tax income on housing in 2009. This is compared to 42% of renters in the United States who pay 35% or more of their pre-

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<sup>[6]</sup> U.S. Census Bureau, 2010 American Community Survey, “S1810 Disability Characteristics 2010 American Community Survey 1-Year Estimates”

<sup>25</sup> Plyer, A., Ortiz, E., Pettit, K.L.S., & Narducci, C. (2011). Drivers of housing demand: Preparing for the impending elder boom. Greater New Orleans Community Data Center and the Urban Institute.

<sup>[8]</sup> Found by calculating 30% of monthly income for total civilian noninstitutionalized population with a disability in Orleans parish:  $\$1604 \times 30\% = 481$

<sup>[9]</sup> Found by calculating 30% of monthly SSI payment:  $\$698 \times 30\% = 209$

<sup>[10]</sup> U.S. Department of Housing and Urban Development, 2012 *Fair Market Rents: Schedule B - FMR Tables* <http://www.huduser.org/portal/datasets/fmr.html>, (2011),17

tax income on housing.<sup>[11]</sup> The same report finds that 33% of homeowners in Orleans parish spend 35% or more of their pre-tax income on housing, as compared to just 23% of homeowners in the rest of the country who have this same rent burden. A 0 bedroom (studio) unit in the New Orleans metro area would cost 105% of the monthly SSI payment, and a still small one-bedroom unit would be 116% of the monthly payment.

The Advocacy Center HAPP waiting list for Housing Choice Vouchers (HCV) is currently at 450 and is increasing. Disability is the first criteria for eligibility for HAPP services. The waiting list consists entirely of persons who have a disability, with approximately 20% of sampled waiting list population being persons with mobility impairments and in need of accessible housing units.

### **Overview of HIV/AIDS in New Orleans MSA**

The HIV/AIDS epidemic remains critical in New Orleans. As of May 2012 there are an estimated 7,180 people living with HIV/AIDS (PLWHA) in the New Orleans metropolitan statistical area (MSA) (Jefferson, Orleans, St. Charles, St. James, St. John the Baptist, St. Tammany, St. Bernard, Plaquemines).<sup>26</sup> In the Centers for Disease Control and Prevention's annual HIV Surveillance Report, Louisiana ranked fourth in the nation in estimated AIDS case rates in 2010. Among large metropolitan areas in the nation, the Baton Rouge MSA ranked first (33.7 per 100,000) and the New Orleans MSA ranked fifth (26.2 per 100,000).

PLWHA are generally in their early 40s and primarily male and Black. A small percentage reported being of Hispanic ethnicity. In New Orleans, Black women make up 84% of new infections in women. Youth ages 13-24 make up one in four new infections in the area, with 1 in 3 youths presenting with an AIDS diagnosis.<sup>27</sup> National data shows that throughout the United States, lesbian, gay, bisexual, and transgender (LGBT) youth are overrepresented in the homeless youth population. Homeless youth have an increased risk of being victims of violence and engaging in risky behavior that may lead to becoming HIV positive. Income varied across samples; however, members of the general population of PLWHA reported SSI, SSDI, and Food Stamps as the primary sources of income.

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<sup>[11]</sup> Ortiz, Elaine; Plyer, Allison, *The New Orleans Index at Six: Measuring Greater New Orleans' Progress Toward Prosperity* (Greater New Orleans Community Data Center, New Orleans 2011) 27

<sup>26</sup> Office of Public Health, STD/HIV Program

<sup>27</sup> Office of Public Health, STD/HIV Program

The tables below provide a breakdown of PLWHA in the New Orleans Area.

**Number of Persons Living with HIV (not AIDS) and  
AIDS in the 7 Parish New Orleans EMSA,**

**as of June 30, 2010**

	<b>HIV-NA</b>	<b>AIDS</b>	<b>Total</b>
Jefferson	736	891	1627
Orleans	2099	2400	4499
Plaquemines	10	22	32
St. Bernard	44	68	112
St. Charles	37	51	88
St. John the Baptist	48	63	111
St. Tammany	143	195	338
<b>TOTAL</b>	<b>3117</b>	<b>3690</b>	<b>6807</b>

**Louisiana HIV/AIDS Surveillance Data 2<sup>nd</sup> Quarter 2010**

**Demographic Characteristics of PLWHA**

**in the New Orleans Area<sup>28</sup>**

	<b>PLWHA</b>	
<b>Current Age</b>	<b>N</b>	<b>%</b>
0–12 years	20	<1%
13 - 19 years	37	1%
20–24 years	234	4%

<sup>28</sup> The demographic information provided is from the June 2010 Louisiana HIV/AIDS surveillance data available from the Louisiana Department of Health. It describes the characteristics for the 6,270 PLWHA in Louisiana's Region 1, comprised of 4 parishes: Jefferson, Orleans, Plaquemines and St. Bernard. This does not include the 8% (537 individuals) of PLWHA in the New Orleans EMA that live in the three remaining parishes: St. Charles, St. John the Baptist, and St. Tammany.

25-29 years	414	7%
30-34 years	609	10%
35-39 years	705	11%
40-44 years	913	15%
45-49 years	1,176	19%
50-54 years	926	15%
55-59 years	646	10%
60+ years	590	9%
<b>Gender</b>		
Female	1,635	26%
Male	4,635	74%
<b>Race and Ethnicity</b>		
Black, Non-Hispanic	3782	60%
White, Non-Hispanic	2074	33%
Hispanic	332	5%
Asian/Pacific Islander	36	1%
American Indian	8	<1%
Unknown	11	<1%
Multi-race	27	<1%

Demographic Characteristics of Study Samples					
	Statewide Needs Assessment	NATF STRUM	Facility Based Project	Unity Point in Time	HMIS Homeless Database

	2011 (N = 929)	2007 (N = 105)	Lazarus 2008 (N = 31)	2009 (N = 144)	2008 (N = 273)
Age – Mean ( <i>SD</i> )	43.6(11.3)	42.8 (11.1)	42.7 (12.8)	44.2 (9.5)	43.7 (9.4)
Gender					
Female	38%	26.7%	32.3%	28.2%	22.7%
Male	58%	68.6%	67.7%	58.5%	77.3%
Transgendered	4%	3.8%	0.0%	0.0%	2.2%
Race					
Black	68%	47.6%	83.9%	71.1%	60.4%
White	26%	44.8%	12.9%	14.1%	37.4%
Other	5%	6.7%	0.0%	14.8%	0.4%
Ethnicity – Hispanic	8%	5.7%	3.2%	0.7%	3.7%
Income – Mean ( <i>SD</i> )	\$839.50 (\$825.27)	\$881.19 (\$495.42)	\$376.36 (\$374.81)		\$1,029.95 (\$1,090.50)
Sources of income					
Wages or salary	17%	30.5%			15.4%
SSI	34%	25.7%			17.9%
SSDI	23%	3.8%			7.3%
AFDC/TANF	3%	0.0%			0.0%
Child support or alimony	2%	0.0%			0.4%
Unemployment	2%	0.0%			0.0%
Food Stamps	42.1%	17.1%			26.4%
Other	15%	11.4%			16.1%
Multiple sources of income	32%	10.5%			20.2%



Health condition					
		0.0%			0.7%
Poor	6%	62.9%			63.4%
Fair	24%	30.5%			21.6%
Good	36%	0.0%			7.3%
Very good	23%	0.0%			2.2%
Excellent	11%	0.0%			1.1%
Employed	27%	27.6%			18.7%
Education – less than high school	29%				33.4%

**Describe the housing and supportive service needs of the population, and how they are determined.**

#### **Housing Need Among PLWHA in the NEW ORLEANS EMSA**

Over 7,000 persons living with HIV/AIDS (PLWHA) in the New Orleans area struggle daily to live safe, healthy lives. Two leading factors in this struggle are poverty and lack of decent, affordable housing. The lack of affordable housing has long been an issue for low-income New Orleans area residents. The advent of Hurricane Katrina in 2005 and the devastation the storm and ensuing levee breach, caused to the entire region brought the issue of affordable housing to a crisis point. When 80% of New Orleans flooded, an estimated 71% of all housing stock, both rental and owner occupied units, suffered significant damage or was totally destroyed.<sup>29</sup>

Housing recovery and rebuilding efforts have been delayed and today, almost seven years after the storm, many roadblocks remain. Paramount among the challenges is a severe housing shortage and greatly escalated rental costs, both of which threaten the safety and stability of low-income households in general; for those living with HIV/AIDS, the risks are even greater, leaving many PLWHA increasingly vulnerable to homelessness and serious health problems.

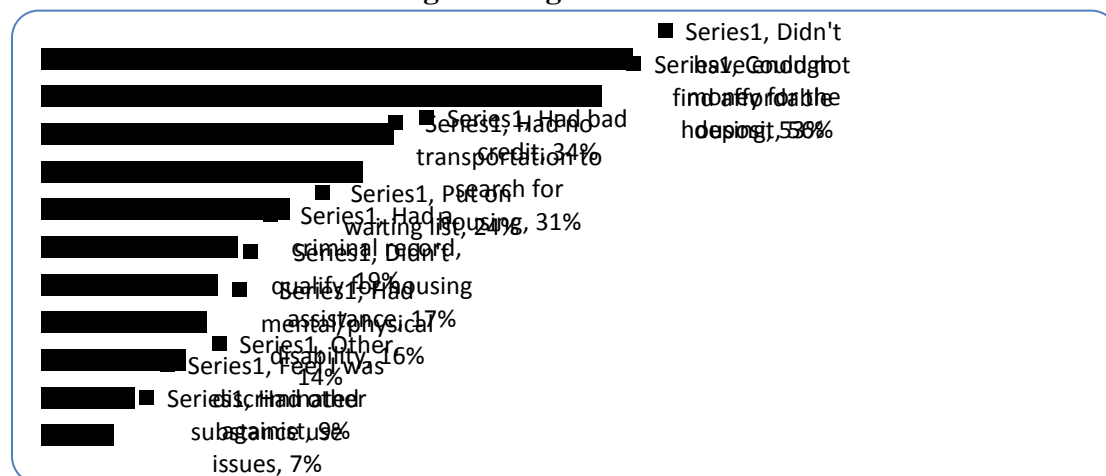
<sup>29</sup> HUD report on current housing unit damage estimates from Hurricanes Katrina, Rita and Wilma, Feb. 12, 2006.

<b>Housing Need</b>	Data Source(s)
<u><b>Rent Burden</b></u> <ul style="list-style-type: none"> <li>Estimated 61% are paying more than 30% of their income towards rent <ul style="list-style-type: none"> <li>38.8% pay more than 50% of household income on rent</li> <li>22% pay between 31-49% of their income for rent</li> </ul> </li> <li>Only 39.2% of PLWHA paying less than 30% of income for rent</li> </ul>	Ryan White 2011 LA Needs Assessment
<u><b>Housing Instability</b></u> <p>Approximately 75% clients experience one or more indicators of housing instability, including:</p> <ul style="list-style-type: none"> <li>high rent burden</li> <li>nights spent homeless without a place to sleep during the past 6 months</li> <li>very short tenure in their current housing, and</li> <li>the inability to manage even modest increases in rent without the risk of losing that housing</li> </ul>	Ryan White 2008 LA Needs Assessment  2008/09 HMIS Data
<u><b>Current Subsidy</b></u> <ul style="list-style-type: none"> <li>About 17% of PLWHA report receiving an ongoing housing subsidy such as Section 8 vouchers, Shelter +Care, etc.</li> <li>Case managers estimated that as many as 48% of clients were in need of long-term rental subsidies in order to remain housed and stable.</li> </ul>	LA Housing Survey for Case Managers of PLWHA (2008)
<u><b>Housing Affordability</b></u> <ul style="list-style-type: none"> <li>Affordable rent level (based on HUD's definition of affordable at 30% of household income) would be \$300 per month, including</li> </ul>	2012 HUD FMR Data

<p>utilities, for most clients.</p> <ul style="list-style-type: none"> <li>The 2012 FMR (Fair Market Rent) for a 1-bedroom apartment in New Orleans is \$811.</li> </ul>	<p>Ryan White 2008 &amp; 2011 LA Needs Assessment</p>
<p><b><u>Housing Need</u></b></p> <ul style="list-style-type: none"> <li>78% of low income PLWHA in the New Orleans MSA need housing assistance</li> <li>4,802 households have unmet housing need <ul style="list-style-type: none"> <li>2,164 unmet need for Tenant Based Rental Assistance</li> <li>2,520 unmet need for Short Term Rent Mortgage Utility Assistance (STRMU)</li> </ul> </li> </ul>	<p>Ryan White 2008 &amp; 2011 LA Needs Assessment</p> <p>New Orleans Metropolitan Area HIV/AIDS Housing Need &amp; Recommendations Preliminary Report (10/14/2010 CSI)</p>

The data above was made available through the courtesy of the Ryan White programs, the CHANGE coalition and Collaborative Solutions, Inc. The graph below records the problems clients encounter accessing housing, from the 2011 Needs Assessment Survey of PLWHA (n=101).

### General Problems with Getting Housing



### Supportive Services Needs Among PLWHA in the New Orleans MSA

The 2011 Needs Assessment Survey of PLWHA found that the four most needed Support Services were (noted in order of overall ranking):

1. Case management (services to help coordinate care)
2. Food bag/pantry/bank
3. Referral for health care/supportive services
4. Transportation

The graph below compares the housing need with the current inventory and illustrates the current housing gap.

Housing Type	Housing Need (Individuals)	Current Inventory (Individuals)	Housing Gap	Percentage of Total Gap
<u>Short-term Assistance</u> <ul style="list-style-type: none"><li>• Short-Term Rent Mortgage and Utility Assistance (STRMU)</li><li>• Other rent or utility assistance</li></ul>	2679	365	2,314	<b>86%</b>
<u>Long-Term Assistance</u> <ul style="list-style-type: none"><li>• Tenant-based Rental Assistance (TBRA) or</li><li>• Other scattered-site affordable housing options</li></ul>	2164	125	2,039	<b>94%</b>
<u>Service Enriched Housing</u> <ul style="list-style-type: none"><li>• Facility-based Housing Assistance (FBHA) provided through operating costs or Project-based Rental Assistance (PBRA)</li></ul>	206	79	<b>127</b>	<b>61%</b>

Housing Type	Housing Need (Individuals)	Current Inventory (Individuals)	Housing Gap	Percentage of Total Gap
<ul style="list-style-type: none"> <li>Includes group home or other types of higher care facilities</li> </ul>				
<u>Other Housing Supports</u> <ul style="list-style-type: none"> <li>Permanent Housing Placement</li> <li>Housing Case Management</li> <li>Housing information</li> <li>Other supportive services</li> </ul>	TBD	0 (Permanent Housing Placement)	<b>TBD</b>	<b>TBD</b>

The data above was made available through the courtesy of the Ryan White programs, the CHANGE coalition and Collaborative Solutions, Inc.

## **NA-50 Non-Housing Community Development Needs**

### **Public Facilities**

Public facilities such as community centers, senior centers, and parks and recreational facilities as focal points for the community can play a large role in uniting neighborhoods.

### **Need Determination**

The role and need for public facilities became abundantly clear in the aftermath of Hurricane Katrina as residents became more involved and engaged in the status of their neighborhood. As a meeting place, a place where you could find information, and a place to collect food, clothes, and materials, these focal places proved to be a necessity. In many neighborhoods the community public facility became incorporated as a part of the neighborhood. The City will explore the use of CDBG funds for public facilities.

### **Public Improvements**

There are 1652 miles of roads in the City of New Orleans and the City's Department of Public Works manages 1547 miles. It costs \$414,000 for full depth reconstruction for one city block and \$138,000 for rehabilitation/paving one city block. The estimated cost for full depth reconstruction of every block is \$9.9 billion. Approximately \$200 million of FEMA funds are being used for road repairs along with approximately \$44 million from the Louisiana Department of Transportation and Development, an estimated \$30 million from Bond-funded construction investment, and approximately \$12 million from a Regional Planning Commission investment. The estimated total investment in New Orleans roads are approximately \$280 million.

The City of New Orleans operates and maintains approximately 54,400 streetlights (including those on the Interstate highways and State roads and the streetlight system infrastructure: fixtures, poles, bases, wiring, circuitry, and junction boxes). This system includes 20 different types of streetlight fixtures, 10 different types of poles, 6 types of lamps, and 15 different bulb wattages, includes both interstate steel and concrete poles, residential lighting poles and fixtures, and an eclectic collection of historical replica poles and fixtures. The majority of the infrastructure components of the system are old and outdated, with a significant portion of the underground wiring being directly buried in the ground with no protective conduit. It costs an average of \$2,000 per streetlight to re-construct the underground wiring, feed points, and junction boxes to restore an outage due to the failure of the system infrastructure and an average of \$3,500 to construct a new streetlight in an area that requires additional lighting. The City will invest over \$10 million in Disaster-CDBG funding and \$1.5 million in general funds this year on the streetlight system.

The City has installed 1,100 LED light fixtures using a DOE grant. Depending on the type of light fixture, the energy savings as compared to a conventional fixture could be as much as 50% and the difference in cost could range from \$150 - \$1,000 more. A typical LED light fixture also

has a design life of over 50,000 hours (over 10 years) versus a conventional light fixture of 10,000 hours (1.5-3 years).

The intent would be to utilize CDBG funding, if available, to replace residential neighborhood lighting with LEDs in the vicinity of other CDBG project work to reinforce the concept of “place-based” planning or to add LED lighting in neighborhoods with CDBG projects that are poorly lit (the Make It Right permeable pavement project in the Lower Ninth is a good example of where this could be done).

### **Need Determination**

At Town Hall meetings, there are consistent outcries concerning the old and bumpy roads of New Orleans. As part of revitalizing a place-based area the use of funds for street improvement to supplement the rebuilding efforts can be useful.

Street lighting is a fundamental requirement for the safety of the community and promotes economic development. Adequately lit streets provide safe routes for all users (motor vehicle operators, pedestrians, bicyclists, mass transit system users) and commercial development thrives in well-lit areas. Well-lit areas also deter crime and provide residents and visitors a sense of security at night. Street light outage repairs are the second most requested service by the public in the City’s 311 system, second only to code enforcement. Approximately, 4,500 streetlight outages this year will require major re-construction in order to repair and this number is likely to increase as the system continues to age. As neighborhoods and businesses are re-established as part of the recovery process, additional lighting will also be required.

### **Public Services – Code Enforcement**

The extent of blight in New Orleans can be inferred from a report from the City’s housing inspectors. From January 2012 to April 2012, there were 1,166 initial inspections of properties that were suspected of violations. In the month of April alone, 378 initial inspections occurred with 292 structures cited with violations as unoccupied or no work in progress toward compliance with bringing the property up to code.

### **Need Determination**

The City’s Code Enforcement and Administrative Hearings Bureau states in its 2011 Blight Strategy Annual Report that there were 43,755 blighted units in New Orleans. Code Enforcement’s May 2012 Blight Stat Report stated that from the first quarter of 2011 to the first quarter of 2012, 12,022 unique property addresses were inspected. Of that total, 9,638 or 80% received a Violation Unoccupied or a Violation No Work-In-Progress. In 2011, there were 2,026 demolitions either due to properties being in imminent danger of collapse cases, as part of a strategic demolition plan, in conjunction with the New Orleans Redevelopment Authority or as demolitions conducted by the Federal Emergency Management Agency (FEMA).

### **Public Services - Recreation**

After facing critical shortages of summer youth programs post Katrina the City of New Orleans has linked and leveraged funding through collaborative partnerships with schools, non-profits, and faith based organizations to go from 14 kiddie camp sites to 29, 0 teen camp sites to 7. This was to ensure that youth in high poverty communities have access to high quality summer learning programs. Research shows youth experience learning losses during the summer when they do not engage in educational activities. The need for high quality summer learning programs is in demand because most elementary students lose spelling and math skills. The average loss in math over the summer is approximately 2.6 months of grade level equivalency. Those youth from disadvantaged backgrounds are impacted by losing in reading 2-3 months equivalency. These youth cumulative summer learning losses may explain as much as 50-67% of the widening of the achievement gap. The City has committed to a learning approach which has an intentional focus on firm commitment to youth development, and a proactive approach to summer learning by infusing summer learning, fun and building social and life skills.

### **Need Determination**

Research suggests that youth who participate in summer programs improve significantly in 3 major areas: (1) feelings and attitudes; (2) increased indicators of behavior adjustment; and (3) increased school focus and achievement in test scores. Research also shows that summer programs reduce crime by offering constructive alternatives to gangs and drugs during the peak hours for juveniles. Studies show that kids who were not in structured social growth activities were 50% more likely to participate in a vandalism activity and 37% more likely to participate in drug activity. There is an overwhelming need for summer programs as thousands of youth from low income families are left underserved by the major state and federal programs. Thus the City's program ensures that kids have a safe place which keeps them engaged in structured social growth environments and also acts as a smart crime prevention strategy.

### **Public Services – Youth Employment**

NOLA Youth Works 2012 will provide summer experiences for 2,100 local youth ages 13-21. The goal of the program is to cultivate a career-ready- workforce by providing meaningful skill-building support, career exploration opportunities and access to entry-level jobs in high-demand industries. The program enables youth to learn and develop the skills, attitudes, and commitment necessary to succeed in today's world of work; gain exposure to various exciting career industries; and interact with dynamic working professionals in a positive work environment. As such, the programs are intended to have a long-lasting and long-term impact on each participant. Youth gain experience that helps them define and advance their career goals while earning a much-needed paycheck. The program provided with HUD funds will assist youth with obtaining experiences that will provide work readiness skills and academic enrichment.



**Need Determination**

In April 2012 the unemployment rate in the City of New Orleans was 6.4%, which is equal to the state and lower than the nation's 8.1%. However, nationally, the youth unemployment rate was 40% higher than 2010. The high unemployment rates make it extremely difficult for youth to obtain employment. In addition, it leads to increased job competition among youth who already lack the skills and experience to be competitive in today's workforce. Thus the YouthWorks program doubled the number of summer jobs from 2010 and expanded the number of job sites.

## **Housing Market Analysis**

### **MA-05 Overview**

#### **Housing Market Analysis Overview:**

The housing market of New Orleans is uncertain at this time due to the changing circumstances of a population that is growing at a relatively rapid pace that may be sustainable but may not. Later sections of the report discuss various growth rates and their effects on affordable housing.

## MA-10 Number of Housing Units

### Introduction

#### All rental properties by number of units

Property Type	Number	%
1-unit detached structure	113,935	57%
1-unit, attached structure	21,884	11%
2-4 units	32,079	16%
5-20 units	15,283	8%
More than 20 units	12,578	6%
Mobile Home, boat, RV, van, etc.	3,262	2%
<b>Total</b>	<b>199,021</b>	<b>100%</b>

**Table 11 – Rental Properties by Unit Number**

Data Source: ACS Data

#### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	165	0%	1635	3%
1 bedroom	2993	5%	18802	34%
2 bedrooms	14736	25%	22119	40%
3 bedrooms	40382	69%	13103	24%
<b>Total</b>	<b>58276</b>	<b>99%</b>	<b>55659</b>	<b>101%</b>

**Table 12 – Unit Size by Tenure**

Data Source Comments:

#### Number and Targeting of Units

The number of assisted public housing units under HANO's auspices is 2,389 public housing units and 17,081 vouchers which include project-based and tenant-based vouchers. From 2010-2011 OCD assisted 1,018 rental units and 326 owner-occupied rehabs. The rentals were done with HOME funds and mostly multi-unit structures with the income level below 50% of the area median income. The owner-occupied rehabs (completed with CDBG funds) were geared toward the elderly and disabled population below 80% of the area median income. By the end of February 2013, NORA will have assisted in developing 435 units through its Neighborhood Stabilization Program 2 (NSP2).

### **Units Expected to be lost from Inventory**

None.

### **Does the availability of housing units meet the needs of the population?**

A 2008 PolicyLink study “A Long Way Home” summarized the problem for many who have not returned to the city since the flood. “Families that had sufficient insurance and those that could rely on their own assets, generally moved into repair mode in the first year after the storm... Those that depended solely on the Road Home program generally have moved more slowly due to insufficient funds and the pace of the program.” The largest problems are the availability of affordable homes for homeowners and renters. The high cost of insurance and the marked increase in rental rates have affected those who are present in the city and those who cannot return because of those high costs.

### **Need for Specific Types of Housing**

Census data suggests that smaller bedroom units are needed. The average household size in New Orleans has declined from 2.63 in 1980 to 2.48 in 2000 to 2.33 in 2010. There is also a need for less density. Data has further indicated significant need for units that are ADA compliant. There are 49,874 residents who do not require supportive housing but are living with a disability in Orleans Parish. These needs are related both to populations that are currently disabled, as well as the anticipated growing need for units which can serve to ‘age in place’. Thus the adaptability of existing homes and designs of new homes must take these needs into account.

## MA-15 Cost of Housing

### Cost of Housing

	Based Year:	Most Recent Year:	% Change
Median Home Value			
Median Contract Rent			

Table 13 – Cost of Housing

Rent Paid	Number	%
Less than \$500	19,899	35.8%
\$500-999	26,805	48.2%
\$1,000-1,499	6,590	11.8%
\$1,500-1,999	1,630	2.9%
\$2,000 or more	735	1.3%
<b>Total</b>	<b>55,659</b>	<b>100.0%</b>

Table 14 - Rent Paid

Data Source: ACS Data

### Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI		No Data
50% HAMFI		
80% HAMFI		
100% HAMFI	No Data	

Table 15 – Housing Affordability

### Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$732	\$811	\$948	\$1,217	\$1,258
High HOME Rent	685	735	884	1,013	1,110
Low HOME Rent	542	581	697	805	898

Table 16 – Monthly Rent

### Availability of Sufficient Housing

There is not a sufficient supply of affordable safe and decent housing. Availability of sufficient housing has the largest impact on those who are at the lowest end of the income spectrum. The large number of people who are on the Housing Voucher waiting list attests to this fact.

### **Expected Change of Housing Affordability**

The Greater New Orleans Community Data Center's 2009 report "Housing Production Needs: Three Scenarios for New Orleans" states that "It is impossible to perfectly forecast demand for housing units in any market, and post-Katrina New Orleans is marked by even more unpredictability than most. But it is possible to examine a range of futures based on current demographic estimates and reliable employment forecasts to estimate different levels of demand and identify policy implications of each." The report projects three scenarios with the first scenario representing a population rate in New Orleans of 84% of pre-Katrina. Under Scenario 1, approximately 15,500 more housing units would be needed in 2020. Under Scenario 2 with a 92% pre-Katrina population and an increase of jobs an estimate of over 35,000 units would be needed. Scenario 3 projects a robust population growth up to 100% pre-Katrina levels, with over 52,800 more housing units estimated to be needed. The greater the population which is affected by job increase and more families moving in, the greater the number of available housing options, and it can be presumed the more affordable housing would become.<sup>30</sup>

### **Rent Comparison**

The increase in rent has had a major impact on the affordability problem that faces New Orleans residents. Following Hurricane Katrina, rents quickly escalated and wages remain largely the same. This is particularly devastating for low-income people with disabilities. The current Fair Market Rent for a 1-bedroom apartment in New Orleans is \$811, while a person on Supplemental Security Income (SSI) receives \$698.

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<sup>30</sup> Plyer, A., Ortiz, E., Turner, M.A., Pettit, K.L.S. (2009). Housing production needs: Three scenarios for New Orleans. Greater New Orleans Community Data Center and the Urban Institute. Retrieved June 28, 2012 from [www.gnocdc.s3.amazonaws.com/reports/GNOCDC Housing Production Needs 2009.pdf](http://www.gnocdc.s3.amazonaws.com/reports/GNOCDC Housing Production Needs 2009.pdf)

## MA-20 Condition of Housing

### Definitions

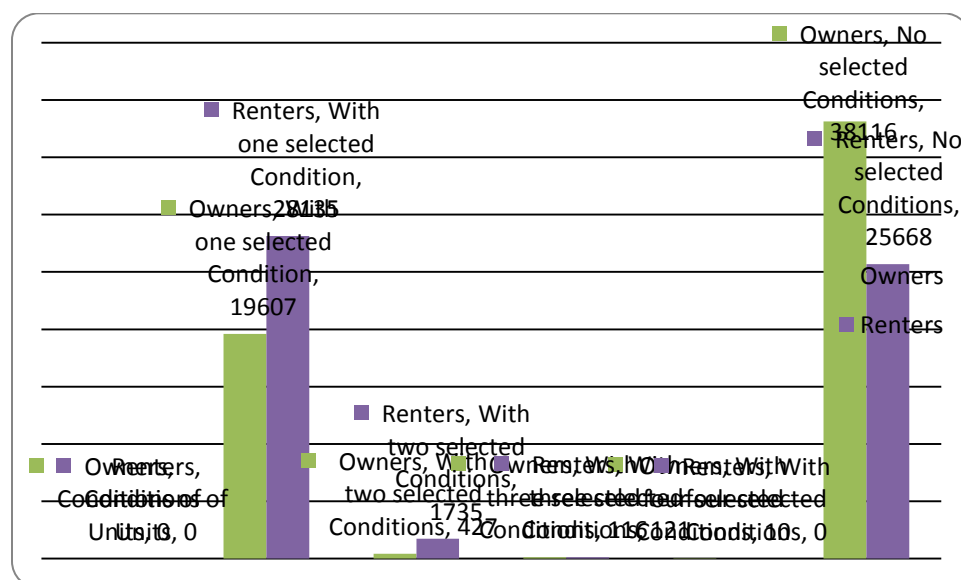
If a housing unit is a candidate property for rehab and is in poor condition and it is both structurally and financially feasible to rehabilitate, OCD will consider it in substandard condition but suitable for rehabilitation. Standard properties are defined as when a property meets the minimum health and safety acceptability levels as established by the Housing Quality Standards utilized in the Section 8 Housing Choice Voucher Program, as further defined at 24 CFR Part 882 and Chapter 5 of HUD Notice 7420.7 and applicable City Codes. Properties which are in substandard condition but suitable for rehab are defined as those units that do not meet standard conditions but are both financially and structurally feasible for rehabilitation. This does not include units that only require cosmetic work, correction or minor livability problems or maintenance work.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	19,607	34%	28,135	51%
With two selected Conditions	427	1%	1,735	3%
With three selected Conditions	116	0%	121	0%
With four selected Conditions	10	0%	0	0%
No selected Conditions	38,116	65%	25,668	46%
<b>Total</b>	<b>58,276</b>	<b>100%</b>	<b>55,659</b>	<b>100%</b>

Table 17 - Condition of Units

Data Source: ACS Data

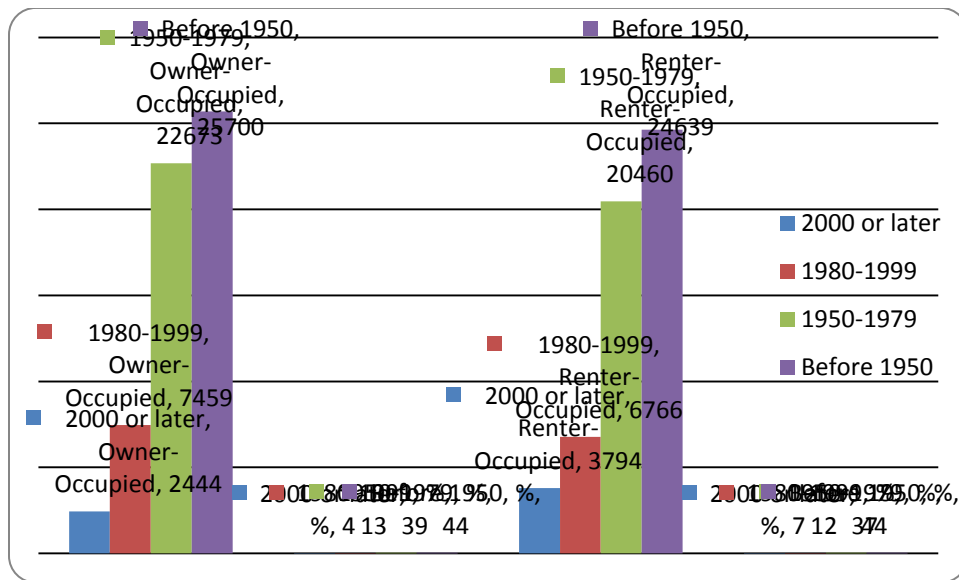


## Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	2,444	4%	3,794	7%
1980-1999	7,459	13%	6,766	12%
1950-1979	22,673	39%	20,460	37%
Before 1950	25,700	44%	24,639	44%
<b>Total</b>	<b>58,276</b>	<b>100%</b>	<b>55,659</b>	<b>100%</b>

Table 18 – Year Unit Built

Data Source: ACS Data

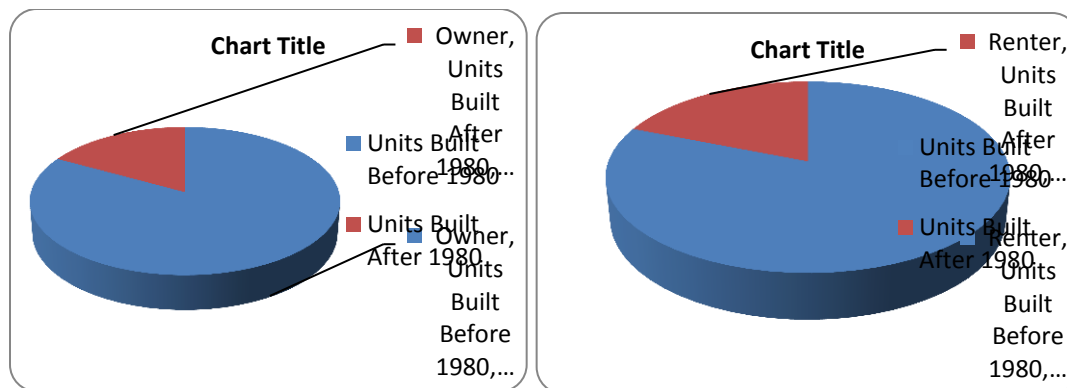


## Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980.	48373	83	45099	81
Housing units built before 1980 with children present	9903	17	10560	19

Table 19 – Risk of Lead-Based Paint





## Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units			
Abandoned Vacant Units			
REO Properties			
Abandoned REO Properties			

Table 20 - Vacant Units

## Need for Owner and Rental Rehabilitation

Over 50% of renters and 34% of the owners have at least one of the selected conditions. Moreover, almost half of the houses were built before 1944. Even the most expensive, best maintained houses that are of that age need constant upkeep. Given the large number of low income residents who are on fixed incomes, in addition to those who are working yet have low incomes, the need for housing rehabilitation for both owners and renters is evident.

## Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Using the HUD Data Tables, an estimated 93,472 homes were built before 1980 which is 82% of the New Orleans housing stock. There are approximately 60,000 households between 0-80% of the area median income which is 53% of the total number of households. There were 20,463 homes built before 1980 with children present. The number of households with children 6 years of age and under present in the home who are low to moderate income families is 8,395. Estimating that 55% to 60% of those households with children are low to moderate income, the estimated range of housing units with LBP hazards are placed from 4,617 to 5,037.

The May 18, 2012 edition of the Times-Picayune reported on the impact of the new federal standard since “the Centers for Disease Control and Prevention cut by half the amount of lead in the bloodstream that could signal trouble for children younger than 6 years old — from 10 micrograms of lead per deciliter of blood to five. With that change, a citywide database of

55,551 children showed that the number of youngsters at risk jumped from 12.7 percent to 42.1 percent, said Howard Mielke, a research professor in the pharmacology department in the Tulane University School of Medicine.”

## MA-25 Public and Assisted Housing

### Totals Number of Units

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units/vouchers available		148	2,389**	17,081	1,062	16,019	125		25
# of accessible units		n/a	291	n/a	n/a	n/a	n/a		n/a
# of FSS participants		n/a	41	251	n/a	n/a	n/a		n/a
# of FSS completions		n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b> <b>** excludes public housing units offline due to modernization or pending demolition</b>  <b>n/a = not available</b> <b>Data Source: HANO information systems – June 2012</b>									

**Table 21 – Total Number of Units by Program Type**

### Supply of Public Housing Development

HANO analyzed extensive primary and secondary data to determine the housing needs of the New Orleans community, both within HANO and among the general population.<sup>31</sup> HANO collected data which illustrates the affordable housing needs among a variety of household types. The research uses HUD's Comprehensive Housing Affordability Strategy (CHAS) data as well as the waiting lists for public housing and Housing Choice Voucher Program (HCVP). Additionally, HANO examined the recent 2010 Census data, survey information on citywide blight and homelessness, and the market perspectives of leading local market analysts. According to the information gathered, there remains a tremendous need for affordable housing in New Orleans despite the extensive housing construction activity that has taken place since the disaster in 2005.

Due to the spike in rents post-disaster, which are now, based on current Census figures and survey reports, 35% higher than pre-Katrina, the percentage of renters and owners who are cost-burdened is alarming in both the Extremely Low Income (<30% AMI) category and the Very

<sup>31</sup> Excerpts from: *HANO Strategic Plan for Real Estate Development (2011-2015)* issued June 30, 2011. The Strategic Plan is available in its entirety on HANO'S website at [www.hano.org](http://www.hano.org)

Low Income (30% to 50% AMI) category. Households who earned less than 30% AMI have historically had a very difficult time affording an apartment, but before Katrina there was an ample supply of privately owned rental units for households earning 30% to 50% AMI. The average market rate rental unit was priced below \$600 a month in 2004; now it is very difficult to find rental housing for less than \$800 a month. As a result, many households previously not served by subsidized housing are now in need and this need extends across income ranges.

### **Public Housing Condition**

#### **Public Housing Condition**

<b>Public Housing Development</b>	<b>Average Inspection Score</b>
Abundance Square	91
B.W. Cooper	52
Downtown Scattered Sites	27
Fischer I	78
Fischer III	74
Fischer IV	97
Fischer Senior Village	63
Guste High Rise	49
Guste I	81
Guste Low Rise	31
Iberville	47
River Gardens CS II	87
River Gardens Phase I	81
Savoy	80
Treasure Village	90
Uptown Scattered Sites	25
Westbank Scattered Sites	51

**Table 22 - Public Housing Condition**

HUD's Real Estate Assessment Center conducts a program of annual physical inspections of public and assisted multifamily housing. Scores range from 0 to 100. The physical inspection score is deficiency-based: all properties start with 100 points. Each deficiency observed reduces the score by an amount dependent on the importance and severity of the deficiency. It should be noted that each of these inspections occurred prior to 2011 some as far back as 2008. It is also important to note that for all properties with substandard scores, HANO has appropriated capital funds to implement modernization or demolition/disposition activities.

## **Restoration and Revitalization Needs of Public Housing**

### **Public Housing Agency's Strategy of Improving the Living Environment of low- and moderate Income Families Residing in Public Housing**

#### **Objective 1: Invest in HANO Communities and Neighborhoods**

Strategies:

1. Concentrate offsite replacement housing around HANO sites
2. Encourage soft-second mortgages to support redevelopment around HANO sites
3. Target resources towards HANO projects located in neighborhoods at risk
4. Work with our community stakeholders to determine the best use for HANO scattered sites

#### **Objective 2: Address Identified Housing Needs and Work with Partners to Meet those Needs**

Strategies:

1. Partner with service providers to support the development of housing for the homeless and permanent supportive housing for those individuals with special needs
2. Provide incentives to landlords participating in the HCV Program to address housing needs
3. Increase the number of handicapped accessible units and elderly units
4. Work with State housing agencies, the City, and other housing funders to target resources towards specific housing need

#### **Objective 3: Encourage Mixed Income Communities within HANO Sites and Throughout New Orleans**

Strategies:

1. Provide incentives to current residents to increase wages and ensure residents are aware of existing self-sufficiency programs
2. Maintain work preferences within HANO sites
3. Establish HANO as a resource for all low income households in need of affordable housing
4. Support the development of a variety of housing types at a range of affordable levels

#### **Objective 4: Integrate HANO Residents with the Community**

Strategies:

1. Utilize facilities operated by the City, School Board and non-profit organizations
2. Partner with local service providers for education, mentoring, health, daycare, etc.
3. Encourage HANO residents to participate in neighborhood organizations and neighborhood residents to use HANO facilities

#### **Objective 5: Provide Resources and Develop Partnerships to Foster Self-Sufficiency**

Strategies:

1. Partner with economic development groups and employers to increase economic opportunity
2. Maximize Section 3 and local hiring for HANO projects and contracts
3. Provide funding to support job training

#### **Objective 6: Ensure Agency Remains Fiscally Sound**

**Strategies:**

1. Pursue alternative funding sources
2. Combine resources with other local, state and foundation-funded projects
3. Reduce our Scattered Site portfolio
4. Focus on current projects

*Note: A more detailed discussion of this data may be found in HANO's Strategic Plan for Real Estate Development which is posted on HANO's website at [www.hano.org](http://www.hano.org).*

## MA-30 Homeless Facilities

### Facilities Targeted to Homeless Persons

**The 2012 Housing Inventory Chart, as reported to HUD, for Types and Numbers of Residential Housing Available for the Homeless in the GNO Area on January 23, 2012:**

Type of Residential Program	# of Units (apts.) for Family Households	# of Beds for Family Households	# of Beds for Unaccompanied Individuals	Total # Available Beds per Type of Housing
Emergency Shelter	43	125	544	669
Transitional Housing	178	511	331	842
Safe Haven	0	0	15	15
Permanent Supportive Housing	185	610	1,506	2,116
Total per Subpopulation	406	1,246	2,396	3,642

### Strengths and Weaknesses of the Service Delivery System for Persons experiencing Homelessness

#### I. Continuum of Care Housing and Services

##### *Factors Leading to Increase in Homelessness following Hurricane Katrina*

Hurricane Katrina destroyed 70% of the housing stock in New Orleans, including 51,000 rental units. Rents quickly escalated and still remain 40% higher than pre-Katrina levels. However, wages remain largely the same. This is particularly devastating for low-income people with disabilities. The current Fair Market Rent for a 1-bedroom apartment in New Orleans is \$811, while a person on Supplemental Security Income (SSI) receives \$698. Additionally, the devastation of the healthcare infrastructure, documented continuing adverse impacts on physical and mental health, and the loss of the extended network of family and neighborhood supports have had a significant impact on homelessness.

##### *Factors Contributing to Ongoing Decrease in Homelessness*

Unity of Greater New Orleans believes that there are six main contributing factors that have led to the decrease in the 2012 PIT homeless count.

1. **The City of New Orleans's massive Homelessness Prevention and Rapid Rehousing Program**, a federal stimulus program, prevented or ended the homelessness of 1,913 families or single individuals by providing short-term rent assistance and case management services. That program ended June 30, 2012.
2. **The agencies in the UNITY homeless collaborative have greatly expanded the amount of work they do, serving more than twice as many clients in 2011 as they did in 2004**, They have significantly increased their effectiveness in attaining permanent housing outcomes, with 6,660 clients placed in permanent housing in 2011, mostly by

leasing apartments with landlords in the private rental market or reuniting with family, compared to only 1,470 clients having permanent housing outcomes in 2004. Ninety percent of the clients in the collaborative's 27 transitional housing programs attained permanent housing last year. In contrast, HUD's national standards require only 65 percent of transitional housing clients to attain permanent housing outcomes, and the national average is 73 percent.

3. **471 new Permanent Supportive Housing (PSH) beds have been added in 2011 – providing affordable apartments to homeless people with disabilities, typically through voucher programs.** All of these new beds are in Housing First programs targeted at the most vulnerable homeless people. PSH is proven effective in ending chronic homelessness, especially the homelessness of people with the most complex problems. Since Katrina, the Continuum has created 1,191 new homeless-designated Permanent Supportive Housing beds, for a total of 2,116 Permanent Supportive Housing beds for the homeless. There were only 925 PSH beds for the homeless before Katrina.
4. **In an intensive effort by the City of New Orleans, the Continuum of Care, the State of Louisiana, Metropolitan Human Services District, and other nonprofits, about 80 persons were permanently housed from the Calliope Street homeless camp last fall, in some cases using state mainstream resources beyond homeless programs.**
5. **As the City continues to rebuild after Katrina, new affordable rental housing units continue to be developed.** This includes the construction of the Big Four public housing re-developments, rental opportunities are continuing to expand and the extended family networks of New Orleans are being strengthened, creating housing for those who are homeless or would have otherwise fallen into homelessness.



## MA-35 Special Needs Facilities and Services

### HOPWA Assistance Baseline Table

#### CURRENT System of HOPWA-funded Housing and Services

The current HOPWA-funded system is dominated by facilities. There are a total of 79 units of transitional housing<sup>32</sup> in the following facilities:

	Number of Units	Funding Source	Supportive Services
Shelter Resources, Inc.	19 units of housing assistance	HOPWA	Life skills, meals, case management, substance abuse services and psychosocial supports from other funding supports, and client advocacy, health, medical, mental, and intensive care services
a) Belle Reve	a) 8 bedrooms of transitional housing	HUD SHP	
b) Belle Grace		Other	
c) Belle Espirit	b) 7 bedrooms permanent housing		
	c) 4 units (3 one bedroom units and 1 three bedroom unit)		
Brotherhood, Inc.	2 transitional & 4 long term units	HOPWA	Adult day care and personal assistance, life skills management, and transportation assistance
Project Lazarus	24 transitional one bedroom	HOPWA	Adult day care, personal assistance, case management, client advocacy, health, medical, mental, and intensive care services, and meals
Responsibility House	12 transitional units of housing	HOPWA	
Concerned Citizens for a Better Algiers	a) 11 transitional one bedroom units	HOPWA HOME	

<sup>32</sup> HUD defines transitional housing as housing for up to 24 months (which can be extended beyond 24 months in some cases).

a) Home Again b) Victory Plaza	b) 7 units permanent supportive housing (2 one bedrooms, 5 two bedrooms) c) 19 -3 bedroom units		
NO/AIDS Task Force a) STRMU b) TBRA c) Emergency assistance d) Supportive Housing	a) Approximately 365 families b) 25 families c) Approximately 150 d) 10 families	HOPWA (City & Unity) HOME Ryan White Part A	
CITY Shelter Plus Care Program	42 families	Shelter Plus Care	
HANO preference vouchers	approximately 100 vouchers	HANO	

Type of HOPWA Assistance	Number of Units Designated or Available for People with HIV/AIDS and their families
Tenant Based Rehab Assistance	0
Permanent Housing in facilities	0
Short Term Rent Mortgage and Utility Assistance	230
Short Term or Transitional Housing facilities	79
Permanent Housing placement	0

**Table 23 – HOPWA Assistance Baseline**

**Data** HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

**Source:**

**Special Needs Housing Inventory Table**

Type of HOPWA Assistance	Number of Units with Supportive Services	
	Targeted to	Accessible to
Frail Elderly		
Persons with severe mental illness		
Developmentally disabled		
Physically disabled		
Persons with alcohol or other addiction		
Victims of domestic violence		
Persons with HIV/AIDS	89 (includes 10 from SHP UNITY)	

**Table 24 – Special Needs Housing Inventory****Special Needs Determination****Programs for ensuring persons returning from mental and physical institutions receive appropriate supportive housing**

There are very limited resources and funds available for people returning from institutions.

For persons living with HIV who are returning from mental or physical institutions, the current transitional living facilities include: Belle Reeve, Project Lazarus, Brotherhood, Concerned Citizens for a Better Algiers (Home Again) and Responsibility House.

**Strength and Weaknesses of the Service Delivery System for Persons with Special Needs**

The service delivery system for special needs populations has a number of strengths. First, there is a spectrum of service providers with expertise. Over the years, these service providers have developed an expertise in working with the community, and continue to provide a critically needed and valuable service to our community. Each year, more affordable housing resources, such as tax credit units, come online. The community has many vocal and engaged advocates. Individuals that can access affordable housing and supportive service resources do show improvement in health and other outcomes. In addition, there has been a recent trend, led by the City and UNITY of Greater New Orleans, to move towards evidence based programs. Each year, additional housing stock comes online.

Even seven years after Hurricanes Katrina and Rita, New Orleans and its service delivery system for people with special needs is still recovering. The weaknesses in the service delivery system for persons with special needs, especially disabled, frail elderly, those living with HIV/AIDS, and victims of domestic violence is complicated by the lack of sufficient permanent, affordable, and quality housing to meet the need, and the lack of sufficient supportive services.

The lack of sufficient permanent, affordable, and quality housing can partly be attributed to the destruction that ensued after Hurricanes Katrina and Rita, the rise in insurance premiums and the resulting high percentage of the population who need assistance. There continues to be a severe housing inventory shortage caused by Hurricane Katrina that decimated 51,000 rental housing units. In addition, the City of New Orleans lost thousands of units of both public housing and HUD multifamily subsidized housing. After the supply was destroyed, the Fair Market Rents increased by 45% from 2005 to 2010 for rental property. Since wages have not kept pace with the increased cost of rent, the housing has become more unaffordable to low income individuals. For example, a very high percentage of New Orleans households are paying more than 30% of their income in rent.<sup>33</sup>

The special needs population feel the loss of affordable units even more keenly. For example, New Orleans never had a sufficient amount of accessible units for mobility impaired individuals. The overall loss of units, combined with the new home elevation requirements for people rebuilding their units, further decreased the number of accessible units for mobility impaired individuals. Although more tax credit and affordable housing units continue to come online, it remains inadequate to meet the need for deeply affordable units for the low income and the homeless population.

The service delivery system also faces additional challenges, such as inadequate funding. For example, current and projected funding cuts, and the transition to statewide managed care for behavioral health, breeds instability, and has decreased the resources available. The lack of resources has been particularly hard for individuals struggling with mental illness.

Another identified weakness was lack of coordination among disparate providers.

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<sup>33</sup> GNO CDC Report

## **MA-40 Barriers to Affordable Housing**

There are a myriad of barriers to affordable housing in New Orleans, chief among them the limited supply of housing and the resultant high costs for rental and owner housing units; credit-related issues of a large segment of the population; fear and lack of knowledge among many in the population who are often subjected to predatory lending practices; the costs of down payment which require immediate payment and readily available money; and the opposition of many existing residents to any sort of change in their neighborhood zoning leading to the Not In My Backyard feelings so prevalent throughout the country.

The City is working with a number of organizations in developing an updated Analysis of Impediments (AI). The goal is to produce a thoughtful, participatory, and comprehensive Analysis of Impediments that will accurately and thoroughly identify barriers to fair housing choice and racial integration within New Orleans and result in a commitment by the City to take specific, concrete actions to affirmatively further fair housing. Guiding principles which detail the purpose of the undertaking have been adopted among the members.

### **Guiding Principles:**

- 1) Working members will share all relevant data that could inform the process, and help collect additional data, if needed.
- 2) Members will help develop, plan and implement a process for meaningful community participation to inform the AI. Members will reach out to other community stakeholders and involve those individuals in the AI process, and potentially hold focus groups.
- 3) Members will create a final document that fully encapsulates all barriers to fair housing that New Orleans residents, advocates, developers, and other professionals encounter. The AI will describe all barriers, including private and public, intentional and unintentional. Members will consult the “People’s Analysis of Impediments to Fair Housing in New Orleans” for guidance.
- 4) Adequate time is needed to produce the desired final product. Members will work deliberately and efficiently to produce a new AI, with a projected goal of September 2012 for completion.
- 5) Members will meet at least once monthly to develop sections of the AI.
- 6) As with any collaborative, the members understand that they will not agree on every point. However, if at any point, any member of the group feels that the issues are not being addressed, that member agrees to bring these issues to the group.

- 7) Although the City will have the final say, the City agrees to make every reasonable effort to include all meaningful and relevant contributions in the final product. When the City cannot include a recommendation from the group, the City will provide an explanation.
- 8) To the extent possible, members agree to have data and recommendations that emerge from the AI working group inform the Consolidated Plan process.
- 9) Members will work towards implementing the recommendations outlined in the final AI.
- 10) As the AI will not be finalized until after the 2012-2016 Consolidated Plan is complete, members will include recommendations from the AI in the 2013 Action Plan and subsequent Action Plans.

Invited members include:

- City of New Orleans
- Greater New Orleans Foundation
- Providence Community Housing
- NO/AIDS Task Force and CHANGE Coalition
- Greater New Orleans Fair Housing Action Center
- Advocacy Center
- Louisiana Housing Alliance
- Tulane Law School
- Lawyers' Committee for Civil Rights
- Loyola Law School
- The Pro Bono Project
- Neighborhood Housing Services
- UNITY of Greater New Orleans
- Foundation for Louisiana
- Louisiana Justice Institute
- Southeast Louisiana Legal Services
- Jericho Road Episcopal Housing Initiative

- Puentes New Orleans
- Lower 9<sup>th</sup> Ward Neighborhood Empowerment Network Association
- Greater New Orleans Community Data Center
- Housing Authority of New Orleans (HANO)
- Resident Council leaders from HANO
- Agenda for Children
- Charter Schools
- Office of Community Development (State of Louisiana)
- Neighborhood Partnerships Network
- Credit Unions (Fidelity/Capital One/ASI)
- Jesuit Social Research Institute
- Re-entry groups

## MA-45 Non-Housing Community Development Assets

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Total Workers	Total Jobs	Share of Workers	Share of Jobs	Jobs less workers
Agriculture, Mining, Oil & Gas Extraction	1,637	2,044	0	0	1	2	0
Construction	10,717	5,968	0	0	8	5	-3
Manufacturing	5,774	2,686	0	0	4	2	-2
Wholesale Trade	3,147	4,718	0	0	2	4	1
Retail Trade	13,926	10,455	0	0	10	8	-2
Transportation and Warehousing	6,675	5,323	0	0	5	4	-1
Information	2,905	3,475	0	0	2	3	1
Finance, Insurance, and Real Estate	7,681	9,226	0	0	5	7	2
Professional, Scientific, Management Services	16,599	11,789	0	0	12	9	-3
Education and Health Care Services	35,946	30,781	0	0	25	23	-2
Arts, Entertainment, Accommodations	22,072	28,126	0	0	15	21	6
Other Services	7,283	6,431	0	0	5	5	0
Public Administration	8,231	11,389	0	0	6	9	3
Total	142,593	132,411	0	0	100	102	0

**Table 25 - Business Activity**

Data 2010 CHAS data  
Source:



## Labor Force

Total Population in the Civilian Labor Force	162,975
Civilian Employed Population 16 years and over	142,593
Unemployment Rate*	12.51
Unemployment Rate for Ages 16-24	37.53
Unemployment Rate for Ages 25-65	7.13

**Table 26 - Labor Force**

Data Source: ACS Data

\*This ACS estimate differs from the most recent unemployment rate of 6.4% as of April 2012.

## Occupations by Sector

Management, business and financial	50,516
Farming, fisheries and forestry occupations	25,750
Service	20,909
Sales and office	28,505
Construction, extraction, maintenance and repair	33,331
Production, transportation and material moving	29,560

**Table 27 – Occupations by Sector**

Data Source: ACS Data

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	91,597	69%
30-59 Minutes	34,430	26%
60 or More Minutes	7,138	5%
<b>Total</b>	<b>133,165</b>	<b>100%</b>

**Table 28 - Travel Time**

Data Source: ACS Data

## Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	11,730	2,928	13,020
High school graduate (includes equivalency)	29,641	4,931	14,599
Some college or Associate's degree	32,700	2,994	11,318
Bachelor's degree or higher	44,882	1,907	7,800

**Table 29 - Educational Attainment by Employment Status**

Data Source: ACS Data

## Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	842	813	1,943	4,827	6,329
9th to 12th grade, no diploma	5,761	4,659	4,777	10,659	6,227
High school graduate, GED, or alternative	12,356	14,068	11,417	23,726	11,804
Some college, no degree	16,825	11,091	9,557	19,540	4,939
Associate's degree	552	1,708	1,753	3,489	748
Bachelor's degree	3,123	8,309	9,004	14,732	5,074
Graduate or professional degree	207	5,030	5,852	11,960	3,895

**Table 30 - Educational Attainment by Age**

Data Source: ACS Data

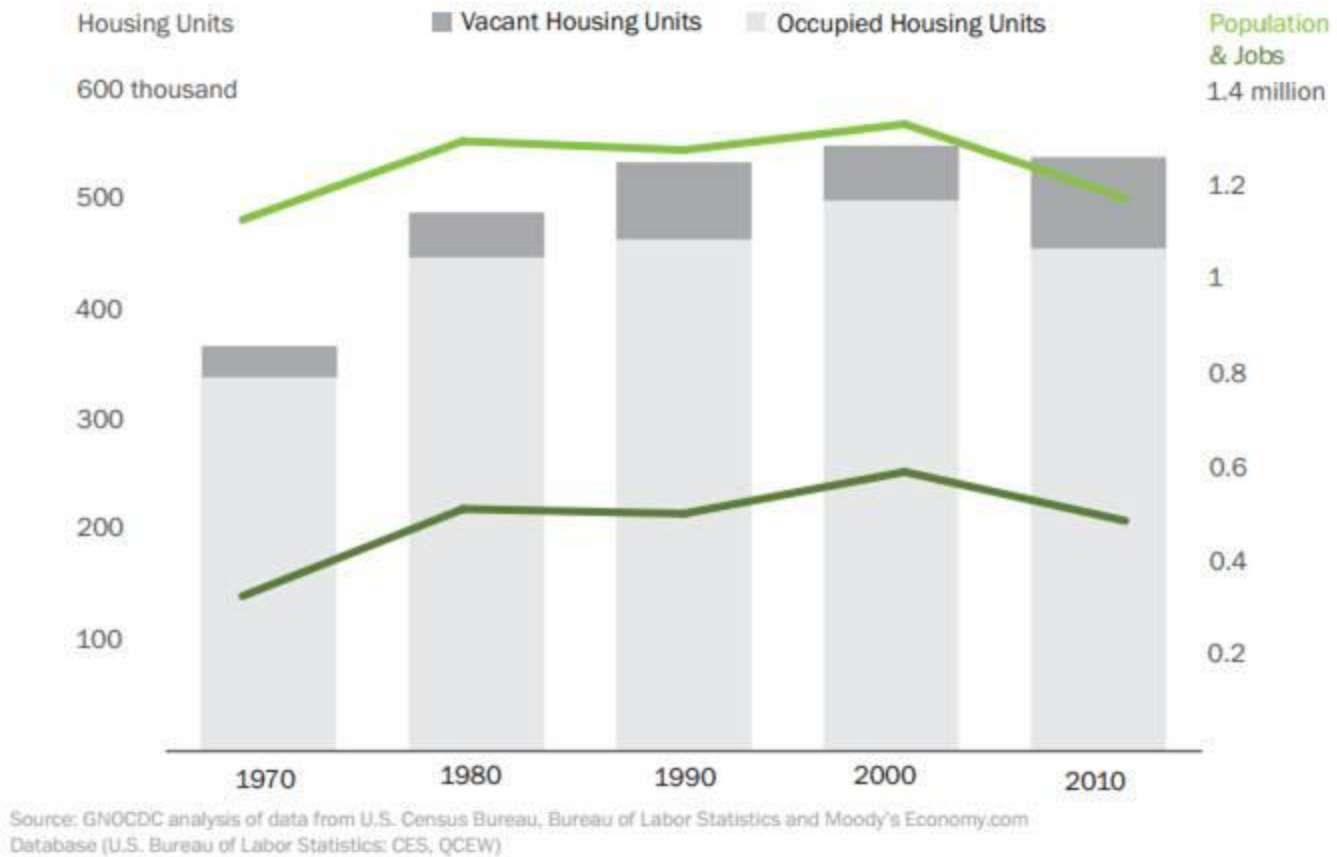
## Educational Attainment – Median Earnings in the Past 12 Months

<b>Educational Attainment</b>	<b>Median Earnings in the Past 12 Months</b>
Less than high school graduate	16,146
High school graduate (includes equivalency)	19,622
Some college or Associate's degree	26,498
Bachelor's degree	39,571
Graduate or professional degree	53,423

**Table 31 – Median Earnings in the Past 12 Months**

Data Source: ACS Data

**Population, jobs, and housing units**  
New Orleans metro



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In the city of New Orleans, median housing costs for homeowners with a mortgage (including taxes, insurance, and utilities) were \$1,470 per month in 2010, 14 percent higher than in 2004. For homeowners without a mortgage, costs have increased by 19 percent since 2004 to \$467 per month. A cost burdened household, as defined by federal standards, pays more than 30 percent of pre-tax household income on housing costs. In 2010, 35 percent of New Orleans homeowners were cost-burdened, a higher share than the national average.”<sup>35</sup>

The New Orleans area was home to 33.3 percent of the homes sold in Louisiana in 2011 and represented 36 percent of the total volume moved, according to the Louisiana Association of Realtors’ year-end trends report.

<sup>34</sup> Plyer, A. & Ortiz, E. (2011). Fewer jobs mean fewer people and more vacant housing. Greater New Orleans Community Data Center. Retrieved June 28, 2012 from [www.gnocdc.s3.amazonaws.com/reports/GNOCDC\\_FewerJobsMeansFewerPeopleAndMoreVacantHousing.pdf](http://www.gnocdc.s3.amazonaws.com/reports/GNOCDC_FewerJobsMeansFewerPeopleAndMoreVacantHousing.pdf)

<sup>35</sup> GNO CDC Report

The average price of a home sold in the New Orleans was \$194,837 during 2011, when 9,152 homes were sold. That figure is down from \$203,061 in 2010 when 8,374 properties exchanged hands.

In December 2011, there were 43,755 blighted addresses in New Orleans.

#### Poverty rate

for the population for whom poverty status is determined

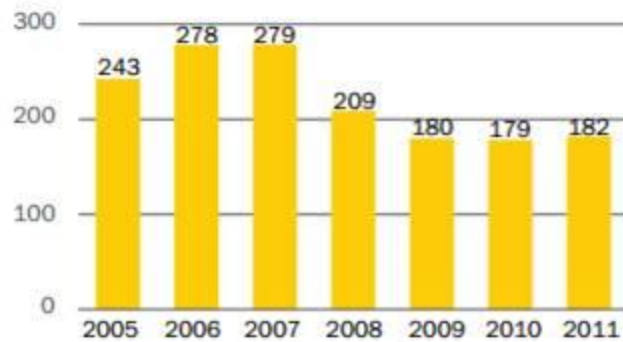


Source: GNOCDC analysis of data from Census 2000 SF3, American Community Survey 2007, and American Community Survey 2010.

n.s.= indicates change between 1999 and 2010 is not significant.

#### Average monthly home sales, Jan. - Sep.

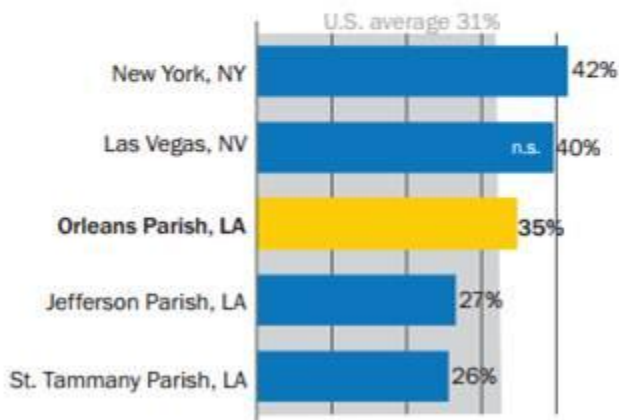
New Orleans



Source: GNOCDC analysis of data from the New Orleans Metropolitan Association of Realtors.

#### Homeowners paying unaffordable housing costs

30% or more of pre-tax income on housing, 2010



Source: GNOCDC analysis of data from American Community Survey 2010.

n.s.= indicates difference from Orleans is not significant at 95% confidence interval.

gging demand: Preparing for the impending

**Table 1: Projected change in number of households by type for three scenarios**  
New Orleans

Household Types	2010 Households	2020 Scenario 1: no net in-migration	2020 Scenario 2: retain families with young children and adults 65+	2020 Scenario 3: robust economic growth
Age 15-64 Living alone	39,098	-1,003	-1,003	1,410
Age 15-64 With children	37,210	-1,165	-170	1,118
Age 15-64 Without children but not alone	40,215	-1,259	-1,259	1,208
Age 65+ Living alone	11,909	4,069	4,816	5,081
Age 65+ With children	1,754	599	709	748
Age 65+ Without children but not alone	11,972	4,091	4,842	5,108
<b>Total</b>	<b>142,158</b>	<b>5,331</b>	<b>7,934</b>	<b>14,674</b>

Source: GNOCDC analysis of U.S. Census Bureau data from the decennial census, and authors' projections.

Note: For a downloadable spreadsheet of household and population projections for Scenario 1, and Technical Appendices with information about our methodology, be sure to visit [www.gnocdc.org](http://www.gnocdc.org).

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**Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

The major employment sectors are Education and Health Care Services followed closely by the Arts, Entertainment, and Accommodations sector.

**Describe the workforce and infrastructure needs of the business community:**

According to JOB1, the City of New Orleans' goal is to link citizens with employment that will lead to self-sufficiency. A major industry in New Orleans is hospitality and tourism. Many of the job opportunities in this industry do not require skills training and provide wages that matches the skills level of the position. Currently, there are no challenges with meeting the labor demands for the hospitality and tourism industry.

There are currently several major construction projects in progress. Included in these projects are two large medical complexes that will require staffing for the construction phase and for the operations of the facilities. The City's goal is to get local individuals connected to the workforce through these rebuilding projects, which will require skilled workers for the construction phase as well as the hospital operations phase. The Office of Economic Development has launched the Contractor's College of New Orleans, an innovative training and capacity-building program designed to assist disadvantaged business enterprise construction firms compete in the highly

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elder boom. Greater New Orleans Community Data Center and the Urban Institute. Retrieved January 27, 2012 from [www.gnocdc.org](http://www.gnocdc.org).

[s3.amazonaws.com/reports/GNOCDC\\_DriversOfHousingDemand.pdf](https://s3.amazonaws.com/reports/GNOCDC_DriversOfHousingDemand.pdf).

<sup>37</sup> *Ibid.*

competitive construction industry. This will help them get access to billions of dollars' worth of public and private facilities being rebuilt, from schools to hospitals to roads to parks.

The city of New Orleans has major challenges when it comes to providing a skilled labor supply to meet the local demands of the high growth industries. When looking at individuals classified as in the labor force, many lack education and training beyond high school. The business community is in need of a skilled workforce.

### **How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

A report by the Greater New Orleans Community Data Center titled "Building an Inclusive, High-Skilled Workforce for New Orleans' Next Economy" states the following:

“Although often considered an economy with low-skilled and low-wage jobs, the New Orleans metro in fact has many jobs that require more education than our workforce has attained. In a recent Brookings Institution report, the New Orleans metro scored in the lowest quartile among the largest 100 metros for its gap in 2009 in the supply of educated workers relative to demand. Indeed since 1980, the industrial drivers of our regional economy have shifted from those requiring less education to those requiring more education.

“To be competitive in the Next Economy, New Orleans will need to place particular emphasis on building the education and skills of its future workforce in a more inclusive way. In a conservative scenario that assumes no net in-migration, by 2030, the New Orleans metro will be “majority minority” with fully 52 percent of working age adults being people of color. This means that as white workers retire, they will most likely be replaced by minority workers. And yet the metro’s share of African American and Latino adults with an associate’s degree is significantly lower than among white adults. In 2010, 39 percent of whites had at least an associate’s degree, while only 20 percent of African American adults and 25 percent of Latino adults reached this same level of education.

“Early work experiences, in addition to education, are critical for developing worker skills. Yet, minority youth who make up the fastest growing proportion of our workforce are disproportionately more likely to be disconnected from both school and work. During 2008–2010, 16 percent of African Americans in the metro between 16 and 24 years of age were disengaged from school and formal labor.

“The challenge of updating the education and skills of our workforce to be competitive in the Next Economy will not be accomplished through the activities of formal educational systems and institutions alone. If we are to continue our recent economic successes, coordinated action across a range of corporate, political, civic, and community leaders is

needed to improve existing workforce, education, and training systems so they work for all races and ethnicities. Post-Katrina New Orleans may be in its best position ever to take on this challenge.”<sup>38</sup>

Two of the major high-growth industries in the local area include health care and construction. Both of these industries require some level of training or higher education to obtain a position that will provide a livable wage. Other growing industries in New Orleans include the film industry and digital media. The current workforce does not have the skills needed to meet the labor demands of these high-growth industries.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

During the past year the city of New Orleans has lost two of its main industries aerospace and ship building. In 2010 Lockheed Martin downsized tremendously due to federal cut backs of the space program. The downsizing of the space program, lead to losing over 500 skilled positions in the New Orleans area. Additionally, Northrop Grumman is currently in the process of closing its ship yard in phases, which will lead to the loss of hundreds of jobs for the local community. With the loss of two major industries there is a need to retool worker for high-growth/high-demand industries.

The building of the new VA and LSU medical complexes will have a positive economic impact on the city.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

The Local Workforce Investment Board (LWIB) has targeted limited training funds toward high-growth industries, including health care and construction. The LWIB has been working with local employers and local community colleges to identify the skill needs of employers and to ensure that training curriculums provide individuals with the appropriate skills.

The LWIB is also focused on providing more employer-based training. Employer-based training is provided in partnership with or by the employer. Employer-based training is currently being provided through registered apprenticeships or on-the-job training opportunities. Utilizing registered apprenticeship for the growing construction industry has yielded successful outcomes for both employers and job seekers.

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<sup>38</sup> Sellers, S., Perry, A., Sams-Abiodun, P., Plyer, A., & Ortiz, E. (2012). Building an inclusive, high-skilled workforce for New Orleans' next economy. Greater New Orleans Community Data Center. Retrieved June 28, 2012 from [www.gnocdc.org/Workforce/index.html](http://www.gnocdc.org/Workforce/index.html).



**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

Yes.

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

The City of New Orleans' Economic Development Office's Comprehensive Economic Development Strategy initiatives are listed below. See the Strategic Plan section for the implementation strategies of these initiatives.

- Worked with City EDO New Orleans Business Alliance (NOLBA) & regional EDO GNO, Inc. to develop an economic development strategic plan and to promote regional economic growth.
- Established a robust supplier diversity program for the City. Launched the Contractor's College program with CDBG funds which will provide training to over 200 contractors on how to improve their businesses and maximize contracting opportunities. Partnered with the New Orleans Greater Sports Foundation and the New Orleans Multicultural Tourism Network to leverage contracting opportunities for our DBEs with the Superbowl, NCAA Final Four Men's & Women's Tournaments, and Essence Music Festival.
- Through the Strong Cities, Strong Communities Initiative, the City of New Orleans has prioritized the health/bio sciences cluster to identify both workforce and business development opportunities in the BioDistrict. We have collaborated with the hospital construction managers to facilitate business outreach for contracting opportunities for our small businesses and participate with workforce development on New Orleans Works (NOW) and the VA Hospital's Workforce Development Community Coalition.
- The Mayor's Office of Economic Development has hosted or co-hosted a number of events that have both provided information to entrepreneurs and allowed for feedback on how to strengthen the support networks available to entrepreneurs in New Orleans: Urban Entrepreneurship Forum with the White House

## **MA-50 Needs and Market Analysis Discussion**

### **Are there any populations or households in areas or neighborhoods that are more affected by multiple housing problems?**

Owners and renters who are elderly, in large or small related households and in the extremely low income bracket are more affected by multiple housing problems.

### **Are there areas in the Jurisdiction where these populations are concentrated?**

These populations tend to live in areas of low income concentration and areas of minority concentrations. Areas of low income concentration are defined as those census tracts where 51% or greater are low to moderate income. Areas of minority concentration are those areas where African-Americans are more than 10% of the total population percentage.

There are many such areas in the city and many of them are the place based strategic areas targeted for the City's programs such as O.C. Haley, Gert Town, Hollygrove, B. W. Cooper, and Central City.

### **What are the characteristics of the market in these areas/neighborhoods?**

These are areas where the majority of the population is African-American. There are many longtime homeowners and renters in these areas. The style of the houses are mostly traditional New Orleans consisting of shotguns and bungalows.

### **Are there any community assets in these areas/neighborhoods?**

Most of the neighborhoods in New Orleans have traditionally contained community assets such as community centers, libraries, good access to transit lines, and playgrounds. This has not been the case in many areas since Hurricane Katrina but libraries are being rebuilt and the New Orleans Recreation Development Commission is making an effort to rebuild playgrounds.

### **Are there other strategic opportunities in any of these areas?**

One of the positive occurrences since the storm has been the rise of community engagement in the development of various neighborhoods. When residents returned to the city there were multiple neighborhood planning sessions and reports. An outcome of some of those meetings and plans was the designation of the place-based areas. Partnerships are being developed by public and private entities and residents to make those efforts viable and sustainable by tying in the various aspects of the neighborhoods and making them livable communities.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The City of New Orleans is in the midst of the task of rebuilding the entire City after multiple recent natural and human catastrophes. The City has benefited from significant infusion of federal funding to facilitate this rebuilding. However, the nation's and the world's economic health has changed and new public resources have become scarce.

Federal Fiscal Year 2012 brought significant reduction in entitlement funding to the City of New Orleans. Namely, the Community Development Block Grant Program, the City's largest and most flexible federal grant program, was reduced over the past two years by nearly 40%. The HOME program, the most flexible housing program available to the City, was reduced by over 70%.

In light of these reductions, a clear strategic plan must be articulated to ensure that the limited available funds are invested in a way that leverage other resources to achieve long and short term results. The City of New Orleans has adopted a Place-Based Strategy, which is designed to make investments in areas that are in need of public subsidy to reach full potential, and that have or will have investments that can be leveraged.

The City has utilized its Disaster Recovery funds to rebuild its flood protections, its roads, bridges, schools, parks and public facilities. The Place-Based Strategy is utilized to direct new investments that take full advantage of prior investments.

The City, while focusing on the eleven Place-Based Development Areas, will invest funds in all areas of the City. If the Place-Based Development Strategy is successful and difficult-to-rebuild neighborhoods flourish as a result of this strategy, new Place-Based Areas will be identified, if necessary, and the boundaries of the existing Place-Based Areas will be amended to reflect progress and support emerging need.

The Place-Based Strategy incorporates the principle that a vibrant, sustainable neighborhood contains an array of resources for its residences including but not limited to housing, jobs, transportation, education and social services to assist those with special needs. The various City departments, e.g., Public Works, Capital Projects, all are participants in the City's Place-Based Strategy for rebuilding and development.

The successful implementation of Place-Based Strategy is dependent upon resident and neighborhood engagement. Successful and meaningful resident and neighborhood engagement is a process that requires expertise and the commitment of the residents and the local leaders. The Mayor has created and staffed the Neighborhood Engagement Office to lead this effort.

This office facilitates community engagement for all aspects of City government with the community.

The development of the Place-Based Strategy and of this Consolidated Plan relied heavily on community participation and reflects the views and opinions of individuals and community based organizations from across the City.

### **Strategic Plan for New Orleans**

#### **Goal:**

Build and Rebuild Vibrant Sustainable Neighborhoods throughout the City

#### **Strategy:**

Utilize a Place Based Initiatives to link and leverage investments and partners

#### **Plan:**

Eliminate Vacant and Blighted Properties

Enhance Neighborhood Services and Facilities

Expand and Preserve the Supply of Affordable Housing for all persons

#### **Activities:**

##### **Neighborhood Services:**

Planning and Zoning

Infrastructure and Public Facility improvement

Youth services and employment

Economic Development

Senior Services

##### **Housing Activities:**

Code Enforcement

Housing Preservation

Homebuyer Assistance

New Construction

Rental Assistance

Emergency Housing Assistance

Homeless Prevention

Homeowner Counseling

Foreclosure Prevention

Public Housing Redevelopment

Institutional Capacity Development:

Community Housing Development Organizations

City Government Staff Training

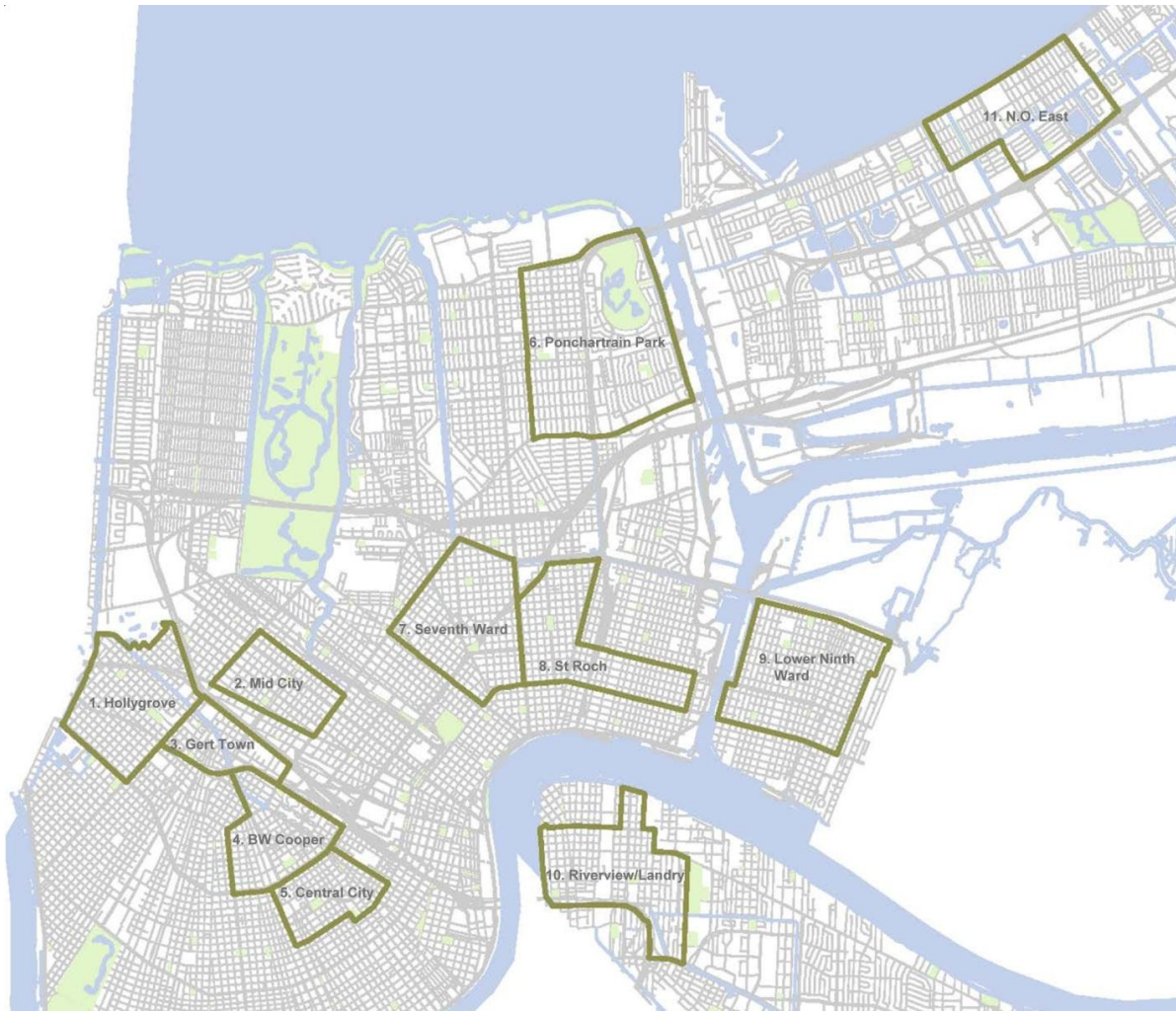
Technical Assistance to Awardees

Section 3 Participation

Disadvantaged Business Enterprise Development

## SP-10 Geographic Priorities

### Geographic Areas



1. Hollygrove
2. Mid City
3. Gert Town
4. BW Cooper
5. Central City
6. Pontchartrain Park
7. Seventh Ward
8. St Roch
9. Lower Ninth Ward
10. Riverview / Landry
11. N.O. East



## Geographic Areas



### 1. Area Name: Hollygrove

Identify the neighborhood boundaries for this target area.

Monticello Ave., Palmetto St., Cherry St., Dixon St., Mistletoe St., Hamilton St., Pontchartrain Exp. (I-10), S. Claiborne Ave., S. Carrollton Ave.

Include specific housing and commercial characteristics of this target area.

Residential housing styles include: shotgun, bungalow, brick ranch and others. Notable commercial structures include numerous churches, many with brick exteriors.

How did your consultation and citizen participation process help you to identify this neighborhood as a target area?

The city met with community leaders, city departments and other public agency executing capital projects or delivering services and with not-for-profit providers.

Identify the needs in this target area.

Area needs housing and recreation.

What are the opportunities for improvement in this target area?

Mixes of commercial and residential land use provide opportunities.

Are there barriers to improvement in this target area?

None noted.

**Table 32 - Geographic Priority Areas**



## 2.. Area Name: Mid City

### Area Type:

Identify the neighborhood boundaries for this target area.

Tulane Ave., S. Carrollton Ave., Bienville St., S. Broad Ave.

Include specific housing and commercial characteristics of this target area.

A majority of the neighborhood is a National Historic District and residential architecture includes the shotgun, creole cottage, bungalow, Queen Anne revival and other styles.

How did your consultation and citizen participation process help you to identify this neighborhood as a target area?

Meeting with communities, developers, and institutions (primarily health related)

Identify the needs in this target area.

Housing and community-based retail.

What are the opportunities for improvement in this target area?

Strong market drivers given health institution proximity.

Are there barriers to improvement in this target area?

Challenge will be maintaining affordable housing options across area.





### 3. Area Name: Gert Town

Identify the neighborhood boundaries for this target area.

S. Carrollton Ave., Pontchartrain Exp. (I-10), S. Broad St., Earhart Blvd.

Include specific housing and commercial characteristics of this target area.

A substantial number of commercial structures line Earhart Blvd, Washington Ave and Carrollton Ave. Gert Town also encompasses Xavier University, which houses the principal amount of historic structures for the neighborhood.

How did your consultation and citizen participation process help you to identify this neighborhood as a target area?

Met with community leadership and Xavier University on schools and other project needs.

Identify the needs in this target area.

Housing and recreational needs

What are the opportunities for improvement in this target area?

Great opportunity for coordinated development between Xavier University and Neighborhood.

Are there barriers to improvement in this target area?

None Noted

**Table 33 - Geographic Priority Areas**









## 6. Area Name: Pontchartrain Park

Identify the neighborhood boundaries for this target area.

St. Roch Ave., Leon C. Simon Dr., France Rd., Chef Menteur Hwy.

Include specific housing and commercial characteristics of this target area.

Residential architecture is primarily single-family ranch style homes on slab. Houses typically have a larger setback with room for the automobile, creating a suburban typology. Regional park facility, Pontchartrain Park, is located here which contains areas for baseball, tennis, golf and other recreational activities.

How did your consultation and citizen participation process help you to identify this neighborhood as a target area?

The city met with community leaders, city departments and other public agency executing capital projects or delivering services and with not-for-profit providers.

Identify the needs in this target area.

Area surrounding Pontchartrain Park, streets connecting park to Chef Menteur Highway.

What are the opportunities for improvement in this target area?

Commercial and institutional development

Are there barriers to improvement in this target area?

None Noted.

**Table 36 - Geographic Priority Areas**



## 7. Area Name: Seventh Ward

Identify the neighborhood boundaries for this target area.

Esplanade Ave., N. Broad St., Florida Ave., Elysian Fields Ave., St. Claude Ave.

Include specific housing and commercial characteristics of this target area.

A traditional blend of typical New Orleans architecture can be found here including raised shotguns and creole cottages. St. Bernard Avenue, Broad St and St Claude Ave are the primary commercial areas while Esplanade Ave, Elysian Fields and N Claiborne Ave maintain a residential nature.

How did your consultation and citizen participation process help you to identify this neighborhood as a target area?

: The city met with community leaders, city departments and other public agencies executing capital projects or delivering services and with not-for-profit providers.

Identify the needs in this target area.

St Bernard Avenue and residential blocks within walking distance from commercial corridor

What are the opportunities for improvement in this target area?

St Bernard Avenue and residential blocks within walking distance from commercial corridor

Are there barriers to improvement in this target area?

None Noted

**Table 378 - Geographic Priority Areas**



## 8. Area Name: St. Roch

Identify the neighborhood boundaries for this target area.

Elysian Fields Ave., Florida Ave., Montegut St., N. Claiborne St., N. Claiborne Ave., Poland Ave., St. Claude Ave.

Include specific housing and commercial characteristics of this target area.

St. Roch architecture reflects a traditional New Orleans historical style and urban density. Houses are typically raised with a front porch or stoop and are characterized as French Creole style.

How did your consultation and citizen participation process help you to identify this neighborhood as a target area?

The city met with community leaders, city departments and other public agencies executing capital projects or delivering services and with not-for-profit providers.

Identify the needs in this target area.

Mixed-Use along Commercial Corridor along St Claude in anticipation of fixed rail transit.

What are the opportunities for improvement in this target area?

Corridor along St Roch for residential.

Are there barriers to improvement in this target area?

None Noted.

**Table 38 - Geographic Priority Areas**





#### 9. Area Name: Lower Ninth Ward

Identify the neighborhood boundaries for this target area.

St. Claude Ave., Bayou Bienvenue, Industrial Canal, Jackson Barracks

Include specific housing and commercial characteristics of this target area.

Housing typology includes a rich variety of shotgun styles, bungalows and ranch-style homes. While the housing stock reflects typical New Orleans architectural styles, the urban fabric is less dense here than typically found within the city.

How did your consultation and citizen participation process help you to identify this neighborhood as a target area?

The city met with community leaders, city departments and other public agencies executing capital projects or delivering services and with not-for-profit providers.

Identify the needs in this target area.

Lower 9<sup>th</sup> north of St Claude to Bayou Bienvenue. This target area has the lowest return rate post-Katrina of any neighborhood. There is a great need for pre-storm residents to be able to return.

What are the opportunities for improvement in this target area?

North Claiborne and St Claude are main spines for development. The City is making significant investments in infrastructure in the neighborhood and will supplement those with investments in housing. Because this is a weak or low-demand housing market, emphasis will be placed on helping pre-storm residents who want to return to do so.

Are there barriers to improvement in this target area?

None identified.

**Table 30 - Geographic Priority Areas**





10. Area Name: Riverview/Landry

Identify the neighborhood boundaries for this target area.

Mardi Gras Blvd., Mississippi River, Opelousas St., LeBoeuf St., Alix St., Hendee St., Behrman Ave., General Meyer Ave., Shirley Dr., Lawrence St.

Include specific housing and commercial characteristics of this target area.

A rich variety of housing typology can be found here including shotguns, bungalows and ranch-style homes.

How did your consultation and citizen participation process help you to identify this neighborhood as a target area?

The city met with community leaders, city departments and other public agencies executing capital projects or delivering services and with not-for-profit providers.

Identify the needs in this target area.

Areas around parks and schools for residential development.

What are the opportunities for improvement in this target area?

Areas around parks and schools for residential development.

Are there barriers to improvement in this target area?

None Noted.

**Table 39 - Geographic Priority Areas**



#### 10. Area Name: N. O. East

Identify the neighborhood boundaries for this target area.

Vanderkloot Ave., Hayne Blvd., Bullard Ave., I-10 Service Rd., Read Blvd., Morrison Blvd.

Include specific housing and commercial characteristics of this target area.

Residential architecture differs here from the more traditional New Orleans styles. Housing consists primarily of single-family, slab on grade ranch homes with suburban front setbacks and driveways.

How did your consultation and citizen participation process help you to identify this neighborhood as a target area?

Site visits, meeting with school board, blight remediation program

Identify the needs in this target area.

Residential community near Little Woods School

What are the opportunities for improvement in this target area?

Residential community near Little Woods School

Are there barriers to improvement in this target area?

None Noted

**Table 40 - Geographic Priority Areas**

## SP-25 Priority Needs

### Priority Needs

Priority Need Name	Priority Level	Population	Goals Addressing
Owner-Occupied Rehabilitation	High	Extremely Low Low Moderate Elderly Elderly Persons with Physical Disabilities	Owner-Occupied Rehabilitation
Rehabilitation of rental units	High	Extremely Low Low Large Families Families with Children Elderly	Affordable rental
Rental assistance	High	Extremely Low Low Large Families Families with Children Elderly	Homeless Assistance
Production of new rental units	High	Extremely Low Low Moderate Large Families Families with Children Elderly	Affordable rental Acquisition/ Rehabilitation of Blighted Properties
Acquisition and Redevelopment	High	Extremely Low Low Moderate Middle	Acquisition/ Rehabilitation of Blighted Properties
Job Training	High	Extremely Low Low Moderate Families with Children	Economic Development
Neighborhood stabilization	High	Extremely Low Low                      Moderate	Code Enforcement Acquisition/ Rehabilitation of Blighted Properties
Chronic Homelessness	High	Extremely Low	Homeless assistance

		Chronic Homelessness Mentally Ill Chronic Substance Abuse veterans	
Rapid Re-housing	High	Extremely Low Large Families Families with Children Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS	Homeless assistance
Homeless Prevention	High	Extremely Low Low Large Families Families with Children Elderly	Homeless assistance
Public Improvement and Infrastructure	High	Extremely Low Low Moderate	Provide Infrastructure and capital projects
Public Services	High	Extremely Low Low Moderate Large Families Families with Children Elderly Non-housing Community Development	Recreation, Senior Citizen Activity, Youth enhancement, Education
Special Needs Assistance	High	Extremely Low Low Moderate Middle Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities	Housing Opportunities for Persons with AIDS  Affordable Rental  Owner-Occupied Rehab  Public Service

		Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development	
Production of new owner units	High	Low Moderate	Homebuyer

**Table 41 – Priority Needs Summary**

### **Narrative (Optional)**

The following goals will be undertaken under HOPWA:

- a. Gradually repurpose some transitional and emergency programs to permanent and supported housing
- b. Increase access to supportive services for low income people living with HIV/AIDS
- c. Increase access to existing affordable housing for low income people living with HIV/AIDS
- d. Build the capacity of HOPWA project sponsors to plan, establish, and coordinate HIV/AIDS housing programs

## SP-30 Influence of Market Conditions

### Influence of Market Conditions

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
Tenant Based Rental Assistance (TBRA)	HOPWA funds would be used to address the need for TBRA. Hurricane Katrina destroyed 70% of the housing stock in New Orleans, including 51,000 rental units. Rents escalated after the storm and remain 40% higher than pre-Katrina levels.
TBRA for Non-Homeless Special Needs	Among PLWHA there is a 94% gap between the current inventory and the need.
New Unit Production	Hurricane Katrina destroyed 70% of the housing stock in New Orleans. The overwhelming reason for the extreme decrease in population in New Orleans was because of Hurricane Katrina. Both renter and owner units are needed.
Rehabilitation	Over 50% of renters and 34% of the owners have at least one of the selected conditions. Moreover, almost half of the houses were built before 1944. Even the most expensive, best maintained houses that are of that age need constant upkeep. Given the large number of low income residents who are on fixed incomes, in addition to those who are working yet have low incomes, the need for housing rehabilitation for both owners and renters is evident.
Acquisition, including preservation	There are a large number of abandoned properties that are feasible for rehab and thousands of vacant lots. Many of these abandoned properties are owned by Road Home Option 1 homeowners, who may be the only people interested in living in them. Having Road Home Option 1 homeowners return to their homes will be a priority. These parcels can be acquired and redeveloped and sold to homebuyers. 44% of both renter and owner units were built before 1950. Many of the older homes that are currently occupied and many that are vacant can be rehabbed and returned to commerce.

**Table 42 – Influence of Market Conditions**

## SP-35 Anticipated Resources

### Introduction

The following is the amount anticipated for the first year of the Plan in addition to prior year resources and an estimate of the remaining four years. The “other” sources of funds are funds used by the Office of Community Development which may impact some of the decisions reached in how to use the formula grants.

### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Admin and Planning Economic Development Housing Public Improvements Public Services	10,867,563	0	5,250,538	16,118,101	40,500,000	These funds cover program delivery of OCD including blight eradication efforts and public service activities
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab and reconstruction Multifamily rental new construction Multifamily rental rehab	1,575,529	0	11,524,888	13,100,417	4,000,000	Organizations that will apply for HOME funds will receive higher scores if they are able to secure non-governmental funds to minimize the need for federal funds. Points are also given to those who utilize eligible HOME program matching funds. These are

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
		New construction for ownership TBRA						housing programs in the areas of homeownership, and owner and rental rehab and production programs , and may include capacity building of non-profits.
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA Resource Identification Project-based Rental Assistance (PBRA) Housing Development Housing Information Service	3,584,653	0	0	3,584,653	14,000,000	These funds assist persons who have AIDS or are HIV+ and their families.
ESG	public -	Conversion and	1,291,505	0	0	1,291,505	4,800,000	All organizations applying for



Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
	federal	rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing						ESG funds must provide a 100% match of the funds they are seeking.
Other Shelter Plus Care	public - federal	Permanent housing placement	614,352	0	0	614,352	2,400,000	Shelter Plus Care provides funds for hard-to-serve homeless persons with disabilities in connection with supportive services funded from sources outside the program.
Other State ESG	public - state	Conversion and rehab for transitional housing Financial Assistance	279,367	0	0	279,367	1,000,000	This program will provide outreach, emergency shelter, and homeless prevention services

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
		Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Short term or transitional housing facilities STRMU Supportive services Transitional housing						
Other Base Realignment & Closure	public - federal	Permanent housing in facilities	153,781			153,781	0	The Base Realignment and Closure funds are designed to convert former military bases for community uses and needs.
Other Neighborhood Housing Improvement Fund	public - local	Services Homeowner Rehab	2,278,711			2,278,711	8,000,000	NHIF funds will be used to aid in blight eradication through housing inspections, court hearings, grass cutting, and demolition. It will also be used to increase accessibility for persons with disabilities by removing barriers from the

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
								home that discourage mobility. Wheelchair ramps and other improvements to the homes will be provided. Outreach to the special needs community will be done by the Advocacy Center.

**Table 43 - Anticipated Resources**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

The City's redevelopment strategy is based the principle of strategically investing its resources in order to facilitate and link other resources to achieve common goals. This concept is reflected in the City's Place Based Planning efforts.

Through the Place Based Planning efforts, the City invests in activities which magnify the impact of existing resources such as institutions (Universities, Hospitals, etc.), transportation (streetcars, bus lines), natural resources (Parks), economic engines (BioMedical District) and infrastructure improvements (roads, levies.)

This type of strategic investment insures that each activity is linked and builds upon another activity which either exists, is in development or in the planning phase.

Applicants for funding must demonstrate to the City how the proposed activity is linked to the Place Based Development areas, a community plan and/or facilitates the investment of other funds.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The Louisiana Land Trust manages the properties that have been purchased by the State of Louisiana under the Road Home Program and transfers properties to private owners and developers via the New Orleans Redevelopment Authority. These are properties that residents lived in before Hurricane Katrina and decide to sell to the State. As of April 30, 2011, there were 3,114 in the inventory with 797 of those in the inventory pending sale through various means. Of the 1,970 properties previously sold, 949 or 48% were sold via the Lot Next Door Program, 329 or 17% were neighborhood-based sales, 15% were auctioned, and 14% were sold via a Request for Proposals. The remaining properties were sold through grant programs, were involved in strategic projects, or were transferred through land swaps.

## SP-40 Institutional Delivery Structure

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
NO AIDS TASK FORCE/Office of Community Development	Non-profit organizations/Government	Non-homeless special needs	Region
Unity of Greater New Orleans	Non-profit organizations	Homelessness	Region
Office of Community Development	Government	Ownership	Jurisdiction
Office of Community Development	Government	Rental	Jurisdiction
Office of Community Development	Government	Homelessness	Jurisdiction
Non-Profit Organizations	Non-Profit Organizations	Non-homeless special needs	Jurisdiction
Department of Public Works	Government	public facilities	Jurisdiction
Office of Community Development	Government	neighborhood improvements	Jurisdiction
New Orleans Recreation Development Commission	Government	public services	Jurisdiction
Office of Community Development/City Planning Commission	Government	Planning/Zoning	Jurisdiction
New Orleans Redevelopment Authority	Government	Acquisition and Redevelopment	Jurisdiction

**Table 44 - Institutional Delivery Structure**

The Office of Community Development will allocate its funds for certain programs through other city departments. The Department of Public Works will implement capital projects and infrastructure projects; the New Orleans Recreation Development Council will operate youth recreation programs and work in tandem with the Office of Economic Development's JOB1 in its job readiness program; the Office of Code Enforcement will be responsible for blight reduction activities – housing inspections and hearings, grass cutting, and demolition; other

possibilities of city operated programs include the Department of Property Management and the Health Department. Those will be done with CDBG funds. OCD may also operate in-house housing programs however the bulk will be done through non-profit, for-profit, and faith-based organizations through OCD's Notice of Funding Availability (NOFA ) process. There will be Performance Based Contract Increases for organizations that have successfully completed their projects and are ready to take on new activities which will allow them to bypass the NOFA process; the New Orleans Redevelopment Authority will be responsible for land assembly and redevelopment of abandoned and vacant homes and lots.

Almost all of the HOPWA and ESG funds will be allocated through the NOFA process with the exception of Performance-Based contract increases offered to those organizations which have done exceptional work.

### **Assess of Strengths and Gaps in the Institutional Delivery System**

The City of New Orleans has organized all its recovery efforts under the Office of the Deputy Mayor of Facilities, Infrastructure and Community Development. In this capacity, the Deputy Mayor's Office oversees the City's capital development, infrastructure projects, and community development initiatives. By coordinating the efforts of the Capital Projects Administration, the Department of Public Works, Property Management, and the Project Delivery Unit, the Deputy Mayor's Office enhances the city's recovery effort and helps integrate both the rebuilding of roads and buildings as well as their ongoing maintenance. By also overseeing the city's ongoing efforts at community development, the Deputy Mayor's Office connects the recovery with ongoing projects to help build the strongest neighborhoods possible for all citizens.

Within the Deputy Mayor's Office, the Mayor has appointed a Director of Housing Policy and Community Development and a Director of Homeless Policy to coordinate and lead the investment of administration of the resources available for housing, homeless services and community development.

The City has coordinated its efforts to remediate blight and redevelop vacant properties with the New Orleans Redevelopment Authority (NORA.) One example of the improvement in the coordination of resources, the City, NORA, the State of Louisiana and the Louisiana Land Trust Corporation have agreed to transfer over 3000 vacant residential properties in Orleans Parish to City control during 2012. The City will contract with NORA to accept title to these properties and will coordinate efforts to market, redevelop and maintain these properties. Over 300 properties have already been identified to be available to be developed under the City's DCDBG Soft Second Homeownership Program.

The development of the DCDBG Soft Second Program in 2011 will continue to serve as the model for program development under this Consolidate Plan period. The City in its efforts to implement a \$52 million homeownership assistance program for low and moderate income persons and families, solicited the assistance, advice and cooperation of private financial

institutions, homebuyer counseling agencies, community-based organizations, realtors and elected officials. With the input of these important stakeholders, the program was designed and implemented within 90 days and since closings began in early 2012 over one hundred low income persons and families have received commitments of assistance from the City of New Orleans which have enabled them to complete the purchase of homes across the City.

This model which requires potential homebuyers to complete homebuyer training and secure a first mortgage from a private lender prior to seeking assistance from the City, is an efficient model that emphasizes coordination and leverages the strengths of all the necessary partners involved in a home purchase.

This type of coordination will be utilized to improve the Institutional Delivery System across City community development activities. City and State staff participate in monthly meetings to review joint initiatives and ongoing projects and programs. City staff regularly appears and attends meetings with industry groups such as the Greater New Orleans Housing Alliance (GNOHA), New Orleans Regional AIDS Planning Council, NOAIDS Task Force, the Change Coalition, and the Louisiana Association Affordable Housing Providers (LAAHP).

In early 2012 the City, State, GNOHA and LAAHP convened the “First Annual New Orleans Housing and Community Development Conference.” The conference was held at the University of New Orleans and brought together government leaders, community based organizations, private developers, lenders and investors from around the region.

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

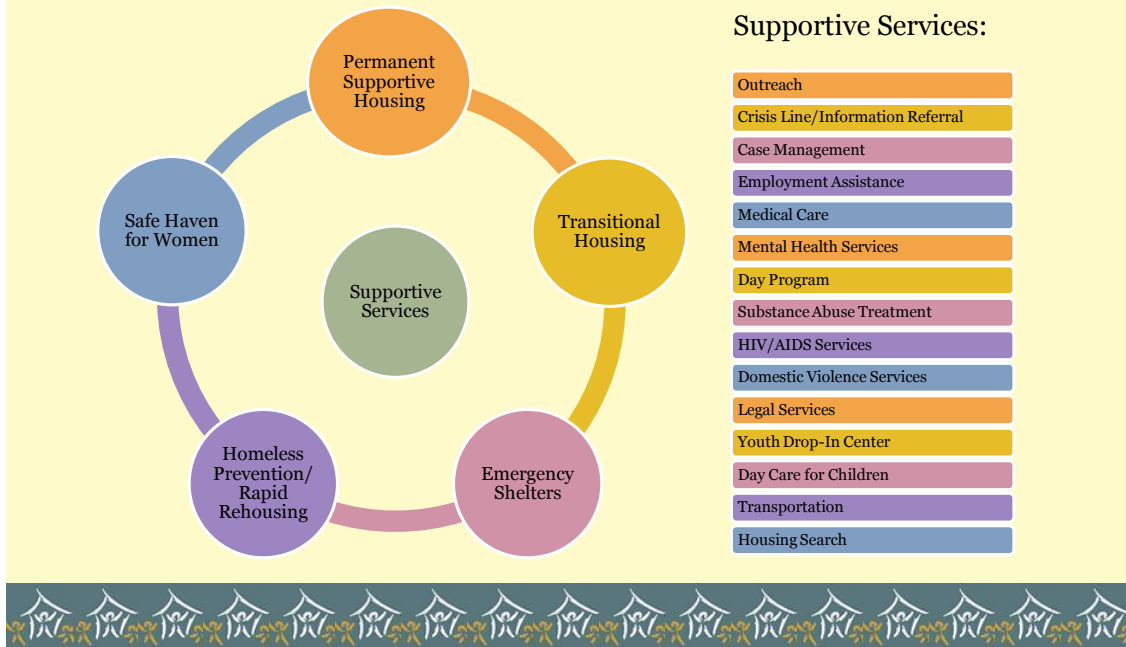
<b>Homelessness Prevention Services</b>	<b>Available in the Community</b>	<b>Targeted to Homeless</b>	<b>Targeted to People with HIV</b>
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	x
Legal Assistance	X	X	x
Mortgage Assistance	X	X	X
Rental Assistance	X	X	X
Utilities Assistance	x	x	x
<b>Street Outreach Services</b>			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	x	x	X
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	x
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	x
Mental Health Counseling	X	X	x
Transportation	x	x	x
<b>Other</b>			
Other			

**Table 45 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)** A network of 63 agencies comprises the Continuum of Care for New Orleans and neighboring Jefferson Parish, under the guidance of the HUD-designated lead agency UNITY of Greater New Orleans. The Continuum of Care coordinates permanent supportive housing, transitional housing, emergency shelter, homelessness prevention and rapid re-housing, and safe havens, and provides supportive services to reach our homeless population, including outreach, crisis line and information referral, case management, employment assistance, medical care, mental health services, day programs, substance abuse treatment, HIV/AIDS services, domestic violence services, legal services, a youth drop-in center, day care for children, transportation, and housing search.



# Housing and Services Provided by the CoC



## **Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

The strengths of the service delivery system include the variety of qualified organizations working in these areas. The fact that the organizations have a continuous dialogue among themselves with the Continuum of care with the homeless agencies and the Ryan White Committee with special needs population facilitates the efforts to avoid duplication and address any gaps which may occur. The lack of a sufficient number of affordable, accessible units and the need for more funding are obstacles in delivering the best possible care for each group's constituents.

## **Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

OCD requires that all agencies seeking funding be placed on the Registry of Community Organizations. The purpose of the Registry is to ensure that organizations possess the fiscal and programmatic capacity to implement OCD's programs. OCD also encourages organizations to become Community Housing Development Corporations (CHDOs). CHDO are non-profit organizations that have staff with the capacity to develop affordable housing in the community. OCD will explore using HOME funds for CHDO capacity-building.

OCD has developed effective relationships with a number of private and non-profit partners in an effort to leverage resources and coordinate and link neighborhood development and non-housing community development. Through the Registry and NOFA process, and tax credit initiatives undertaken by organizations, this office interacts with over 150 non-profit organizations, faith-based organizations, and financial institutions. OCD will develop an intensive capacity building effort through CHDOs and all organizations participating in its programs. This technical assistance will occur before the NOFA and during the application period. It is vital that all the partners are on the same page and understand exactly what is expected of them. While there are many parties, the City of New Orleans through OCD is the lead and ultimate responsible entity implementing these programs.

## SP-45 Goals Summary

### Goals Summary Information

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Owner-Occupied Rehabilitation	2012	2016	Affordable Housing		Owner-Occupied Rehabilitation		Homeowner Housing Rehabilitated: 375 Household Housing Units
Affordable rental	2012	2016	Affordable Housing		Rehabilitation of rental units Production of new rental units		Rental units constructed: 300 Household Housing Unit  Rental units rehabilitated: 700 Household Housing Units
Code Enforcement	2012	2016	Affordable Housing		Neighborhood stabilization	\$11,000,000	Housing Code Enforcement/Foreclosed Property Care: 15000 Household Housing Units
Economic Development	2012	2016	Non-Housing Community Development		Job Training	\$6,000,000	Jobs created/retained: 6500 Jobs
Housing Opportunities for Persons with AIDS	2012	2016	Non-Homeless Special Needs		Special Needs Assistance	\$17,500,000	Housing for People with HIV/AIDS added: 1,150 (Facilities) 1000 STRMU TBRA/PBRA units 150 Housing Placement Services 500 clients

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Homeless assistance	2012	2016	Homeless		Chronic Homelessness Rapid Re-housing Homeless Prevention	\$6,000,000	Homeless Person Overnight Shelter: 7800 Persons Assisted  Homelessness Prevention: 750 Persons Assisted  Other: 875 Other
Provide Infrastructure and capital projects	2012	2016	Non-Housing Community Development		Public Improvement and Infrastructure	\$3,000,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 6 blocks street overlay
Acquisition/ Rehabilitation of Blighted Properties	2012	2016	Affordable Housing		Production of new rental units Acquisition and Redevelopment Neighborhood stabilization	\$5,000,000	Acquisition of 1,000 units to be redeveloped by public and private entities
Homebuyer	2012	2016	Affordable Housing		Production of new owner units		Homeowner Housing Added: 200 Household Housing Unit
Public Service	2012	2016	Non-Housing Community Development		Recreation for youth	CDBG: \$9,500,000	17,500 youth
Public Service	2012	2016	Non-Housing Community Development		Activities for the elderly at senior centers	CDBG: \$2,500,000	1,250 Elderly

**Table 46 – Goals Summary**

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

Based on the results of affordable housing programs of previous years for rental properties approximately 550 households will be 0-30% of the area median income (AMI); 350 households will be 31-50% AMI; and 100 will be 51-80% AMI.

For homeowner activities, 105 households will be 0-30% AMI; 140 households will be 31-50% AMI; and 130 households will be 50-80% AMI.

For homebuyer activities, 10 households will be 0-30% AMI; 60 will be 31-50% AMI; and 130 households will be 51-80% AMI.

## **SP-50 Public Housing Accessibility and Involvement**

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

From “A Progress Report on the Operational Assessment of the Housing Authority of New Orleans,” HANO states that “Given the uncertainty of future federal funding, and given the need to strengthen HANO’s financial condition, we believe that HANO is currently striking the appropriate balance between preserving and augmenting the supply of affordable housing on one hand, while still delivering the supportive services that the community wants and needs.” As stated throughout this document the number of units lost since Katrina has had an adverse effect on availability of housing. However, HANO has developed an implementation plan based on the needs and projects targeted in HANO’s latest physical needs assessments and its Five-Year Action Plan.

### **Activities to Increase Resident Involvements**

HANO is committed to assisting public housing and Housing Choice Voucher Program participants improve their quality of life and expand their opportunities for success. Programs such as Homeownership, Crescent City Job Match, and others are available for residents offering career training, educational development, financial fitness education, and health and wellness classes.

The mission of the Client Services Department is to promote, establish and implement programs to empower residents to become self-sufficient and to support them through opportunities of social services, education, job training and employment. Through successful collaborations with partnering entities as well community agencies, Client Services’ goal has been to assist the residents in entering the workforce, obtaining GED & college degrees, saving towards homeownership, entrepreneurship, as well as establish prevention and awareness programs that deal with medical and mental health issues that affect their community.

### **Is the public housing agency designated as troubled under 24 CFR part 902?**

Yes

### **Plan to remove the ‘troubled’ designation**

HANO is currently under HUD receivership. Discussions with HUD are underway to devise a plan to transition HANO to local control.

## **SP-55 Barriers to affordable housing**

### **Barriers to Affordable Housing**

#### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

Neighborhoods across the city are impacted by vacant blighted properties. Neighbors urge the City to take ownership and put these properties back into commerce. Federal, State, and local law limit the City's authority to seize ownership of private property. The City continues to monitor these properties, notify owners of their responsibilities, and take title only when left with no other recourse.

The City is working with a number of organizations in developing an updated Analysis of Impediments (AI). The goal is to produce a thoughtful, participatory, and comprehensive Analysis of Impediments that will accurately and thoroughly identify barriers to fair housing choice and racial integration within New Orleans and result in a commitment by the City to take specific, concrete actions to affirmatively further fair housing. Guiding principles which detail the purpose of the undertaking have been adopted among the members.

#### **Guiding Principles:**

- 1) Working members will share all relevant data that could inform the process, and help collect additional data, if needed.
- 2) Members will help develop, plan and implement a process for meaningful community participation to inform the AI. Members will reach out to other community stakeholders and involve those individuals in the AI process, and potentially hold focus groups.
- 3) Members will create a final document that fully encapsulates all barriers to fair housing that New Orleans residents, advocates, developers, and other professionals encounter. The AI will describe all barriers, including private and public, intentional and unintentional. Members will consult the "People's Analysis of Impediments to Fair Housing in New Orleans" for guidance.
- 4) Adequate time is needed to produce the desired final product. Members will work deliberately and efficiently to produce a new AI, with a projected goal of September 2012 for completion.
- 5) Members will meet at least once monthly to develop sections of the AI.
- 6) As with any collaborative, the members understand that they will not agree on every point. However, if at any point, any member of the group feels that the issues are not being addressed, that member agrees to bring these issues to the group.

- 7) Although the City will have the final say, the City agrees to make every reasonable effort to include all meaningful and relevant contributions in the final product. When the City cannot include a recommendation from the group, the City will provide an explanation.
- 8) To the extent possible, members agree to have data and recommendations that emerge from the AI working group inform the Consolidated Plan process.
- 9) Members will work towards implementing the recommendations outlined in the final AI.

As the AI will not be finalized until after the 2012-2016 Consolidated Plan is complete, members will include recommendations from the AI in the 2013 Action Plan and subsequent Action Plans.



## **SP-60 Homelessness Strategy**

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The City is retooling its homeless Crisis Response System. Initial action items for this process are to expand centralized intake to increase access to services, working with UNITY and the agencies of the Continuum of Care to identify constituents living on the streets or in abandoned and unsafe dwellings, address needs and services specific to identified sub-populations of homeless constituents, and ensure unsheltered clients establish immediate linkages to low barrier transitional shelters, safe havens, and emergency shelters, while also connecting them with permanent housing resources.

The New Orleans Interagency Council on Homelessness will implement the Mayor's Ten-Year Plan to End Homelessness. Among the Council's goals is the targeted use of data to coordinate services toward performance-based outcomes. The Council will use data to assess the needs of the homeless community, to evaluate the manner in which we are addressing those needs, and to realign services towards the most effective and efficient means to that end. Through its NOFA process, the City of New Orleans will require cross-sector collaboration in order to provide the necessary wraparound services (e.g. job training, using Medicaid and other sources of income to pay for client services) that are essential for long lasting housing outcomes. The City will establish coordinated intake and a universal assessment tool that will allow us to do progressive engagement, which will allow us to better target the use of federal funds.

### **Addressing the emergency and transitional housing needs of homeless persons**

New Orleans is one of the few cities in the U.S. in need of additional emergency shelter beds. Through use of its ESG funds, the City will invest in maintaining the beds that are currently available and will use HOME and private philanthropic dollars to bring additional low barrier transitional and shelter beds online.

### **Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**

The City uses the Emergency Solutions Grant and State Emergency Solutions Grant to fund Rapid Re-housing activities, which are activities to help homeless individuals and families move into permanent housing. These funds minimize an individual's time between the street and a voucher to move into housing. They also help individuals develop the resources to maintain permanent affordable housing. In conjunction with these efforts, the City is increasing the

availability of permanent supportive housing, affordable housing, and exploring opportunities to reorganize existing housing stock to better serve the needs of homeless constituents.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

The City's priority is to re-house homeless clients living on the streets or in shelters. Through HUD, the City of New Orleans provides Emergency Solutions Grant (ESG) and State Emergency Solutions Grant (SESG) funding to sub-recipients to provide case management services and outreach services to homeless persons living on the streets of Orleans Parish. The outreach worker and case managers develop Individual Service Plans for the homeless, which aids in meeting their needs and the ultimate goal of obtaining permanent housing. ESG and SESG also fund the operation of shelters and transitional housing. The shelters provide case management services to their residents and assist the clients in meeting their needs (permanent housing and supportive services). Those clients who are threatened with homelessness due to an eviction or utility disconnect notices are aided with ESG and SESG funds. These clients are eligible for homeless prevention services which include rent/utility assistance as well as legal intervention services. The City is retooling its discharge planning to prevent people being discharged into homelessness from public institutions. Toward the goal of economic security, the City is linking homeless constituents with resources across local, state, and federal systems, including particular focus on income-related benefits, developing capacity for job training among provider agencies via collaboration with the City Workforce Investment Board and the business sector.

## **SP-65 Lead based paint Hazards**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

OCD ensures that all housing rehabilitation and repair work it administers meets the requirements of the City's Lead-Based Paint Ordinance, which is enforced by the Department of Safety and Permits and the Department of Health and HUD's Lead-Safe Housing Regulation

OCD will continue its dialogue with the State Department of Environmental Quality which has been a resource in refining our various strategies to Lead Hazard reduction.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

This type of holistic treatment of the problem of the lead-based paint hazard is intended to prevent health problems among low and moderate-income children and create safe housing environments for families.

### **How are the actions listed above integrated into housing policies and procedures?**

All rehab work scopes generated, or received by OCD's Inspection Unit for dwellings constructed prior to 1978 are submitted to OCD's Environmental Unit for a site specific environmental review and a request for a Lead-Based Paint and Risk Assessment Report. This inspection and report is conducted by a certified Lead Risk Assessor, and includes an investigation of all proposed work areas, and exposed soil in the immediate vicinity of the structure, or back yard.

The recommendations for remediation of potential hazards provided by the Lead Risk Assessor are added to the work scope, and must be performed by personnel who have been properly trained in lead safe work practices, and or under the supervision of a certified renovator, or lead remediation contractor or supervisor.

A lead clearance inspection report provided by a certified lead risk assessor is required upon completion of all remediation work tasks, stating that the areas to which the work was performed are clear of any lead based paint hazards, or debris, and all soil contamination has been abated or remediated.

## **SP-70 Anti-Poverty Strategy**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

#### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

OCD, JOB1 and the New Orleans Recreation Development Commission have joined forces to combat chronic poverty in the low-income community by targeting a population that can cease the generation enduring level of poverty. The programs are intended to have a long-lasting and long-term impact on each participant. Youth gain experience that helps them define and advance their career goals while earning a much-needed paycheck. OCD will provide funds for the Mayor's Earn and Learn Summer Program which is a paid work experience for 2100 youth. Participants will be linked with public and private sector employers that partner with JOB1 to provide meaningful summer work opportunities for youth. The types of job offerings will expose youth to career opportunities that include clerical, child care, maintenance, retail, hospitality, law enforcement, banking, education, social service, accounting, and many others. All youth that participate in the program are assessed and must attend a 15 hour work readiness orientation prior to starting the six week summer experience.

The Office of Economic Development has launched the Contractor's College of New Orleans designed to assist disadvantaged business enterprise construction firms to compete in the highly competitive construction industry. This will help them get access to billions of dollars' worth of public and private facilities being rebuilt, from schools to hospitals to roads to parks.

Through the NOFA process, OCD encourages organizations competing for funds to become Section 3 businesses by granting bonus points for those who participate in the Section 3 program. Section 3 is designed as a means to provide low-income persons the opportunity to become business owners and become self-sufficient.

## CEDS Issue Areas: Goals & Objectives

### **Regional Collaboration**

Goal	Regional Collaboration to promote economic growth
Objectives	<ul style="list-style-type: none"><li>• Local economic development organizations (EDOs) will work towards the development of regional identification of key investment clusters</li><li>• EDOs will work together to change the perception of the region by working closely with the City of New Orleans to promote and encourage more pronounced joint-venturing</li></ul>
Implementation Strategies	RPC will work with regional EDOs to create targeted cluster based economic development strategies
CNO Economic development Initiatives	Work with City EDO New Orleans Business Alliance (NOLBA) & regional EDO GNO, Inc. to develop an economic development strategic plan and to promote regional economic growth.

### **Economic Equity**

Goal	Create an inclusive economy that proactively provides opportunity for all
Objectives	<ul style="list-style-type: none"><li>• To level the playing field for small, minority, and disadvantaged businesses seeking an opportunity for workforce opportunities</li><li>• To grow industries that offer “job ladders”, allowing for more pronounced economic mobility and career growth.</li><li>• Create recognition for the need to regionally advertise all government-related contract opportunities</li></ul>
Implementation Strategies	<ul style="list-style-type: none"><li>• Work with NGOs to bring attention to programs that strengthen capacity and workforce opportunities</li><li>• Prioritize economic clusters that provide for greater upward mobility and that provide benefits</li><li>• Work towards incorporating a greater percentage of DBE/WBE firms to contract opportunities</li></ul>
CNO Economic development Initiatives	Established a robust supplier diversity program for the City. Launched the Contractor’s College program with CDBG funds which will provide training to over 200 contractors on how to improve their businesses and maximize contracting opportunities. Partnered with the New Orleans Greater Sports Foundation and the New Orleans Multicultural Tourism Network to leverage contracting opportunities for our DBEs with the Superbowl, NCAA Final Four Men’s & Women’s Tournaments, and Essence Music Festival.

## Workforce

Goal	Build a workforce to support our region's priority clusters
Objectives	<ul style="list-style-type: none"> <li>• Adopt a regional workforce plan that identifies/addresses workforce needs of the key regional clusters</li> <li>• Develop a strategy for retaining our high-skilled labor through the practice of transferable skill placement</li> <li>• Recognize the need for soft skills development and more advanced career-oriented education</li> </ul>
Implementation Strategies	<ul style="list-style-type: none"> <li>• Work with Workforce Investment Boards (WIBS) and Louisiana Workforce Commission to ensure economic investments align with skill sets</li> <li>• Work with universities as well as community and technical colleges to offer programs that produce the workforce to support our clusters</li> <li>• Advocate the need for a cluster-based workforce development plan that delineates roles and responsibilities of all participating organizations</li> </ul>
CNO Economic development Initiatives	Through the Strong Cities, Strong Communities Initiative, the City of New Orleans has prioritized the health/bio sciences cluster to identify both workforce and business development opportunities in the BioDistrict. We have collaborated with the hospital construction managers to facilitate business outreach for contracting opportunities for our small businesses and participate with workforce development on New Orleans Works (NOW) and Workforce Development Community Coalition the VA Hospital.

## Entrepreneurship

Goal	Support and Grow Local Businesses
Objectives	<ul style="list-style-type: none"> <li>• Provide support networks to entrepreneurs at all levels</li> <li>• Work with entrepreneurs to create contingency plans and plan for business interruption</li> <li>• Understand the needs of the entrepreneurial community</li> </ul>
Implementation Strategy	<ul style="list-style-type: none"> <li>• Develop a gap analysis</li> <li>• Develop a tool to better link the disparate elements of the entrepreneurial community</li> <li>• Strengthen the dialogue between universities, government, and NGO's as it relates to developing an entrepreneurial culture</li> </ul>
CNO Economic development Initiatives	<p>The Mayor's Office of Economic Development has hosted or co-hosted a number of events that have both provided information to entrepreneurs and allowed for feedback on how to strengthen the support networks available to entrepreneurs in New Orleans: Urban Entrepreneurship Forum with the White House</p> <ul style="list-style-type: none"> <li>• Public Forum with Nishith Acharya, Senior Advisor to the Secretary of Commerce and Director of the Office of Innovation &amp; Entrepreneurship</li> <li>• Over 20 Business Information Sessions on a variety of topics including: starting a business, certifications, permits &amp; licensing, access to capital, etc.</li> <li>• Bi-Monthly Entrepreneur Ecosystem Roundtable Meetings with resource providers.</li> </ul>

### **Goal Special Needs 1**

Increase housing stability of low-income persons living with HIV/AIDS and their families in the New Orleans MSA through the provision of permanent and supportive housing by gradually repurposing some transitional and emergency programs to permanent and supported housing.

#### **Objectives Special Needs 1**

- Objective 1:1 – Increase the availability of tenant-based or project based rental assistance for low-income persons living with HIV/AIDS by:
  - reallocating 50% of the funding currently allocated for HOPWA STRMU to tenant based and project based rental assistance; and
  - If funding is available, maintain HOME funding for the pilot tenant based rental assistance program.
- Objective 1:2 Increase the availability of facility-based housing units for low-income persons living with HIV/AIDS supported through project-based rental assistance by repurposing some transitional units to permanent supportive housing units.
- Objective 1:3 Increase the capacity of facility based project sponsors to provide permanent units.
- Objectives 1:4 Increase the availability of housing units for low-income persons living with HIV/AIDS supported through resource identification and housing development.

### **Goal Special Needs 2**

Increase housing stability by increasing access to supportive services for low-income HIV/AIDS populations and their families.

#### **Objectives Special Needs 2**

- Objective 2:1 – Over 5 years, increase the provision of housing related supportive services including, yet not limited to, intensive housing case management, transportation, employment services, and other supports.
- Objective 2:2 – Pair permanent affordable housing units with supportive services and dedicated case management in order to maximize client success and independence.

### **Goal Special Needs 3**

Decrease the risks of homelessness of low-income persons living with HIV/AIDS and their families by increasing access to existing affordable housing for low income PLWHA.

#### **Objectives Special Needs 3**

- Objective 3:1 Establish permanent housing placement services
- Objective 3:2 Assist clients with STRMU by retaining the availability of emergency short-term rent, mortgage, and utility (STRMU) assistance.

#### **Goal Special Needs 4**

Build the capacity of HOPWA project sponsors to plan, establish, and coordinate HIV/AIDS housing programs to increase available resources and to maximize other affordable housing resources.

#### **Objectives Special Needs 4**

- Objective 4:1 The City of New Orleans will convene an annual planning and training session geared toward building the capacity of HOPWA project sponsors to plan, establish, and coordinate a systems based affordable housing continuum of housing for persons living with HIV/AIDS.
- Objective 4:2 The City of New Orleans will annually update the HIV/AIDS Housing Plan to ensure the collection of timely data and establishment of relevant goals and objectives to meet the housing and service needs of low-income persons living with HIV/AIDS and their families.
- Objective 4:3 Require a centralized database system, such as an HMIS system, for all City HOPWA programs to ensure accurate data collection. Increase funding to Vialink to provide technical assistance and data monitoring.
- Objective 4:4 - Explore data-sharing mechanisms and agreements with the Ryan White programs through the Louisiana CAREWare Access Network (LaCAN) to facilitate more accurate evaluation of outcome measures.



## **SP-80 Monitoring**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

The City's standards and procedures for monitoring activities supported with funds from HUD track all federal and state statutory and regulatory guidelines, as well as municipal legislative mandates. All State recipients, sub-recipients, grantees and awardees of HUD funds are specifically required to evidence their familiarity with and intent to be bound by all federal, state and municipal regulations applicable to the assistance provided. In addition to the specific regulatory requirements of the particular HUD Program, and ensuring that the comprehensive planning requirements are fulfilled, through which the funding is made available, City recipients, sub-recipients, grantees and awardees are required to comply with other federal requirements, such as:

- ' The Fair Housing Act, as implemented by 24 CFR Part 100;
- ' Title VI of the Civil Rights Act of 1964, as implemented by 24 CFR Part 1;
- ' The Age Discrimination Act of 1975, as implemented by 24 CFR Part 146;
- ' Section 504 of the Rehabilitation Act of 1973, as implemented by 24 CFR Part 8; Section 3 of the Housing and Urban Development Act of 1968;
- ' Executive Order 11063, as amended, and implemented by Part 107; Executive Order 11246, as implemented by 41 CFR Chapter 60;
- ' Executive Orders 11625 and 12432 (concerning minority business enterprise), and 12138 (concerning women's business enterprise);
- ' Americans with Disabilities Act of 1990;
- ' The National Environmental Policy Act of 1969, as implemented by regulations at 24 CFR Parts 50 and 58;
- ' The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as implemented by regulations at 49 CFR Part 24;
- ' The Davis-Bacon Act (40 U.S.C. 276a-5), the Contract Work Hours and Safety Standards Act (40 U.S.C. 327-332) and HUD Handbook 1344. 1;
- ' The Conflict of Interest provisions in 24 CFR Part 85 and OMB Circular A- 110; The Debarment and Suspension provisions in 24 CFR Part 24; and
- ' The Flood Disaster Protection Act of 1973.

The compliance standards required by the specific HUD program funding source, as well as the standards required by other applicable federal requirements have been universally adopted by those City agencies administering HUD funds. Agency staff is charged with the responsibility of assuring that all recipients of funding from the particular administering agency carry out their

program activities in accordance with all applicable laws and regulations. In carrying out this responsibility, Agency staff has been directed to identify problems early in program implementation, isolate the causes and assist in corrective measures. These monitoring activities are conducted in a positive, assistance-oriented manner and, when feasible, deficiencies are corrected on-site through technical assistance. Funding applications, regulatory agreements, reporting forms and audit formats have been established by each State agency which makes compliance with all applicable federal laws and regulations a "threshold" responsibility.

To ensure that the goals and objectives set forth in this Consolidated and Action Plans are met program monitoring and evaluation by OCD of sub-recipients consists of three (3) major functions:

- Education
- Ongoing evaluation and assistance
- On-site assistance

Education is provided by workshops, manuals and handouts that tell recipients how to do something and explain why it must be done. Ongoing evaluation and assistance is the systematic process used to maintain contact with all recipients in order to track their progress, make comparisons between and among grantees, and identify "slow performing" grantees for early contact and assistance.

On-site assistance includes, among other things, monitoring and the provision of technical assistance. This function is the one most critical to effective program implementation. Experience indicates that it is during those visits that most major problems are discovered. Education and ongoing assistance essentially support compliance and often prevent the major problems from developing. The City provides on-site monitoring for all subrecipients relative to funding guidelines and statutory requirements.

Ongoing evaluation and assistance are the primary means of tracing grantee performance/compliance on a day-to-day basis, determining the need for technical assistance, obtaining data to plan for the routine site visits, and determining the need for exception site visits. In keeping with the objective of minimizing monitoring burdens for the recipients, the system utilizes, to the extent possible, existing data that is routinely submitted for other purposes. The following data sources are utilized:

Recipient's application	Final compliance report
Implementation schedule	Budget reconciliation
Recipient's contract	Citizen complaints
Requests for payment	Audits
Request for release of funds	Tickler reports

The primary source of OCD monitoring of subrecipients are through the monthly programmatic report which agencies submit to OCD and the fiscal cost control statements which are submitted to the City's Monitoring and Prompt Payment System Unit and copied to OCD. It is through the latter office that subrecipients are reimbursed for eligible costs. These reports are due from the subrecipients to the respective offices on the fifth working date of each month.

Periodic on-site visits are also undertaken to ensure that the subrecipient's program is operating in accordance with the contract and that all necessary records and bookkeeping are in order. The monitoring of housing construction activities is explained below.

Other sources for charting the recipient's performance include: Change in activities due to amendments and budget revisions; Changes in funds budgeted due to application amendments; and Changes in completion dates due to revised schedules and contract extensions.

Another measure of noting a recipient's performance is by tracking financial drawdowns. Drawdown requests provide current information on the overall status of a recipient's program. The drawdown file is used as a tool to determine the following:

Cumulative drawdowns compare funds budgeted to assure the amount drawn does not exceed the budgeted amount without appropriate changes. Periodically, the program schedule contained in the contract is cross-checked. Discrepancies between the schedule and the amount drawn are resolved with the recipient;

Timetables are regularly reviewed to spot activities for which no funds have been drawn after a certain period beyond the initiation date of the activities; and

Whenever appropriate, revised implementation schedules are requested. The recipient is required to submit a detailed description indicating the activities that will be undertaken to complete the project within the time frame of the contract. A revised schedule must also be obtained from the recipient when a contract extension is approved.

Complaints made to the City about a recipient's program are also valuable sources of compliance information. A record of the complaints received, identifying the actions taken and the results of the actions are maintained. All complaints suggesting problems in performance or compliance are examined to assess the recipient's need for regular or exception monitoring assistance. The handling of complaints must be documented in the permanent project files.

The City is committed to substantial on-site compliance assistance. This includes reviews of grantee performance and compliance as well as the provision of technical assistance to facilitate the correction of any problems identified during on-site reviews. This methodology is believed to be the most effective procedure to promote affordable housing and to assure full compliance with both the letter and spirit of applicable federal, state and municipal law.

The City has an internal self-monitoring mechanism to ensure compliance with the comprehensive plan requirements. OCD's Planning and Resource Development Unit works with the Units within OCD responsible for monitoring the programs throughout the year to keep abreast of proposed goals and actual accomplishments. If a sub-recipient or the City is behind in accomplishing a goal, attention is geared to correct the problem.

### **Steps to ensure long-term compliance with housing codes, including on-site inspections**

The City will inspect properties assisted with federal funds in accordance with applicable program regulations:

HOME-assisted rental projects - On-site inspections will be performed in accordance with §92.504 of the HOME regulations, which requires periodic inspections at intervals dictated by the total number of units in the project, in order to insure compliance with property standards:

- Annually, for projects with 25 or more units
- Bi-annually for projects with 5 to 24 units
- Tri-annually for projects with 1 to 4 units

The inspections will be done on a sample basis of at least 20 percent of the units. If a high number of units fail the inspection, the sample size will be increased to determine if the lack of maintenance is a widespread problem or just limited to a few units. A list of deficiencies will be compiled and sent to the project owner with a deadline for compliance and re-inspection. The deadline will be dependent upon the nature and severity of the deficiencies. Any hazardous structural, electrical, plumbing or fire-safety issues must be corrected immediately. Lesser deficiencies will have to be corrected within 30 days.

Homeownership projects – the City will conduct informal annual surveys of properties assisted under any of our homebuyer or rehabilitation programs. If the survey results in a determination that maintenance is being neglected, or that the house is vacant, the homeowner will be contacted and an on-site inspection will be performed. The City reserves the right under the lien or mortgage agreement to mandate remedial action, subject to the more drastic action of foreclosure.

## Annual Goals and Objectives

### AP-15 Expected Resources

#### Introduction

The largest impact on the anticipated resources is the massive decrease in funds from the CDBG and HOME formula grants. There is a 27% decrease in CDBG funds while HOME funds are 74% less than the previous year. This shows the importance of leveraging these funds and using other resources to address problems which are not shrinking unlike the budget.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	10,830,104	0	5,250,538	16,080,642	40,500,000	
HOPWA	public - federal	Permanent housing in facilities Permanent housing	3,584,653	0	0	3,584,653	1,400,000	Organizations that will apply for HOME funds will receive higher scores if they are able to secure non-governmental funds to minimize the need for federal

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
		placement Short term or transitional housing facilities STRMU Supportive services TBRA Housing Development Housing Information Service						funds.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA Resource	1,590,094	0	11,524,888	13,114,982	4,000,000	Organizations that will apply for HOME funds will receive higher scores if they are able to secure non-governmental funds to minimize the need for federal funds. Points are also given to those who utilize eligible HOME program matching funds.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
		Identification						
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	1,291,505	0	0	1,291,505	4,800,000	All organizations applying for ESG funds must provide a 100% match of the funds they are seeking.
Shelter Plus Care	public - federal	Permanent housing placement	614,352	0	0	614,352	2,400,000	Program preference is to serve Persons Living with HIV/AIDS
Other State Emergency Solutions Grant	public - state	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing	279,367	0	0	279,367	1,000,000	All organizations applying for SESG funds must provide a 100% match of the funds they are seeking.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
		(rental assistance) Rental Assistance Short term or transitional housing facilities STRMU Supportive services Transitional housing						

**Table 47 - Expected Resources – Priority Table**

The following goals will be undertaken under HOPWA:

- Gradually repurpose some transitional and emergency programs to permanent and supported housing
- Increase access to supportive services for low income people living with HIV/AIDS
- Increase access to existing affordable housing for low income people living with HIV/AIDS
- Build the capacity of HOPWA project sponsors to plan, establish, and coordinate HIV/AIDS housing programs

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

The City's redevelopment strategy is based the principle of strategically investing its resources in order to facilitate and link other resources to achieve common goals. This concept is reflected in the City's Place Based Planning efforts.



Through the Place Based Planning efforts, the City invests in activities which magnify the impact of existing resources such as institutions (Universities, Hospitals, etc.), transportation (streetcars, bus lines), natural resources (Parks), economic engines (BioMedical District) and infrastructure improvements (roads, levies.)

This type of strategic investment insures that each activity is linked and builds upon another activity which either exists, is in development or in the planning phase.

Applicants for funding must demonstrate to the City how the proposed activity is linked to the Place Based Development areas, a community plan and/or facilitates the investment of other funds.

Federal funds are leveraged well when considering the HOPWA and HOME TBRA programs. Programs that serve Persons Living with HIV/AIDS are able to leverage funds for housing through HUD and funds for healthcare through the Health Resources and Services Administration (HRSA) through diversified funding which includes private foundations, as well as local and state support. Leveraging helps to ensure that the vital supportive services required to maintain individuals in stable housing continue to be provided, such as case management, transportation, and food bank services.

## AP-20 Annual Goals and Objectives

### Introduction

It is important to note that the goal outcome indicators listed in the chart below represent the numbers that will actually be achieved in the program year 2012. Many of these accomplishments will occur because of prior year funding.

### Goals Summary Information

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Owner-Occupied Rehabilitation	2012	2012	Affordable Housing	Citywide	Owner-Occupied Rehabilitation	HOME: \$530,031	Homeowner Housing Rehabilitated: 75 Household Housing Unit
Affordable rental	2012	2012	Affordable Housing	Citywide	Rehabilitation of rental units Production of new rental units	HOME: \$530,032	Rental units constructed: 60 Household Housing Unit Rental units rehabilitated: 140 Household Housing Unit
Code Enforcement	2012	2012	Affordable Housing	Citywide	Neighborhood Stabilization	CDBG: \$2,329,493	Housing Code Enforcement/Foreclosed Property Care: 3000 Household Housing Unit
Economic Development	2012	2012	Non-Housing Community Development	Citywide	Job Training		Jobs created/retained: 1300 Jobs
Housing Opportunities for Persons with AIDS	2012	2012	Non-Homeless Special Needs	Citywide	Special Needs Assistance	HOPWA: \$3,584,653	Housing for People with HIV/AIDS added: 230 Household Housing Unit Other: (STRMU) 200 Other
Homeless assistance & Rapid Re-housing	2012	2012	Homeless	Citywide	Rental Assistance Chronic Homelessness	ESG: \$1,291,505	Total persons assisted: 1885; Emergency Shelter 1560; Permanent Transitional Housing: 150; Homelessness Intervention:150

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
					Rapid Rehousing  Homeless Prevention		
Provide Infrastructure and capital projects	2012	2012	Non-Housing Community Development	Citywide	Public Service  Neighborhood Stabilization	CDBG: \$1,462,541	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 6 blocks depth
Acquisition/ Rehabilitation of Blighted Properties	2012	2012	Affordable Housing	Citywide	Neighborhood Stabilization	CDBG: \$1,000,000	Rental units constructed: 100 Household Housing Unit Homeowner Housing Added: 50 Household Housing Unit
Homebuyer	2012	2012	Affordable Housing	Citywide	Production of new owner units	HOME: \$530,031	Homeowner Housing Added: 40 Household Housing Unit
Public Service	2012	2012	Non-Housing Community Development	Citywide	Recreation for youth	CDBG: \$1,918,112	2100 youth
Public Service	2012	2012	Non-Housing Community Development	Citywide	Activities for the elderly at senior centers	CDBG: \$500,000	250 Elderly

**Table 48 – Goals Summary**

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b)**

Based on the results of affordable housing programs of previous years for rental properties approximately 110 households will be 0-30% of the area median income (AMI); 70 households will be 31-50% AMI; and 20 will be 51-80% AMI.

For homeowner activities, 21 households will be 0-30% AMI; 28 households will be 31-50% AMI; and 26 households will be 50-80% AMI.

For homebuyer activities, 2 households will be 0-30% AMI; 12 will be 31-50% AMI; and 26 households will be 51-80% AMI.

## AP-35 Projects

### Introduction

The City of New Orleans, through the Office of Community Development, is submitting its 2012 Action Plan, Consolidated Plan (CP). The CP is the planning and application process for four formula grants: Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS/HIV (HOPWA). The CP identifies priority needs for each of the formula grants. This document also serves as the application for the 2012 CDBG, HOME, ESG, and HOPWA programs. Although CP formula grants may be used for a variety of activities, the purpose of the CP is to identify priority needs. The Plan based on the community's need selected the following CP priorities: Rehab owner-occupied and rental units; provide rental assistance; acquire and redevelop land; promote neighborhood stabilization, including promotion of green building principles; end chronic homelessness; provide rapid re-housing; improve street infrastructure; provide special needs assistance; production of new owner and rental units.

#	Project Name
1	NORA-NEW ORLEANS REDEVELOPMENT AUTHORITY
2	NORDC-NEW ORLEANS RECREATION DEVELOPMENT COMMISSION
3	SENIOR CITIZENS PROGRAMS
4	PUBLIC FACILITIES
5	NS&F UNIT
6	Planning & Resource Development
7	Monitoring and Prompt Payment System
8	OPERATIONS/ADMINISTRATIVE
9	Financial & Fiscal Affairs
10	INTAKE
11	CONSTRUCTION ADMINISTRATION
12	CODE ENFORCEMENT/HOUSING
13	HOME Administrative
14	HOME NOFA
15	HOME RENTAL PROGRAMS
16	HOMEOWNERSHIP PROGRAMS
17	CHDO FUNDS/NOFA
18	EMERGENCY SOLUTIONS GRANT - ADMINISTRATION
19	Emergency Solutions Grant
20	Housing Opportunities for Persons with AIDS

**Table 49 – Project Information**

**Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

To attain a suitable living environment for residents, blight eradication activities are funded. The City's Office of Code Enforcement inspects properties and cites those that are in violation of the housing codes and also conducts hearings. The New Orleans Redevelopment Authority will acquire vacant and abandoned properties and place them back into commerce. In weak or low-demand housing markets, a priority is getting pre-storm homeowners back in their homes.

Because crime is a major problem in New Orleans it is important to give young people the opportunity to escape the generational cycle of unemployment and low wages. Thus, CDBG funds from previous years will be allocated to through JOB1 to train and place over 1,300 young people in various jobs. The New Orleans Recreation Development Commission will also provide Kiddie Camps and Teen Camps for recreational and educational activities.

Housing rehabilitation is necessary in a city with older homes (44% were built before 1950) so funds were allocated for owner and rental rehab. New production of units will also be undertaken for pre-storm homeowners on their lots and for new homebuyers. Homebuyer programs will also be funded.

The Needs Assessment demonstrated the large gap in short-term and long-term assistance thus HOPWA funds will be dedicated to short-term rental, utilities, and mortgage assistance and tenant-based rental assistance. A large percentage of PLWHA experienced nights spent homeless without a place to sleep during the past 6 months so funds will be used for transitional and permanent housing.

The elderly will receive funds for operation of senior centers.

The City's infrastructure is aging and many roads and sidewalks are in need of repair. In keeping with the revitalization efforts occurring in the place-based areas, funds are dedicated to road overlay in concert with other community improvements.

There are needs that are beyond the scope of the City or these funds that are obstacles to such as the high cost of insurance premiums and higher tax assessments for prospective homebuyers.

## AP-38 Project Summary

### Project Summary Information

Project Name	Target Area	Goals Supported	Needs Addressed	Funding
NORA-NEW ORLEANS REDEVELOPMENT AUTHORITY			Acquisition and Redevelopment	CDBG:\$1,000,000
PUBLIC FACILITIES			Public Services	CDBG: \$1,462,541
INTAKE				CDBG: \$309,615
CODE ENFORCEMENT/HOUSING			Neighborhood stabilization	CDBG: \$2,329,493
CONSTRUCTION ADMINISTRATION				CDBG: \$733,121
OPERATIONS/ADMINISTRATIVE				CDBG: \$1,363,971
NS&F UNIT				CDBG: \$279,775
Planning & Resource Development				CDBG: \$335,575
SENIOR CITIZENS PROGRAMS			Public Services	CDBG: \$500,000
NORDC-NEW ORLEANS RECREATION DEVELOPMENT COMMISSION			Public Services	CDBG:\$1,918,112
EMERGENCY SOLUTIONS GRANT - ADMINISTRATION				ESG: 64,575
HOME RENTAL PROGRAMS			Rehabilitation of rental units Tenant-Based Rental Assistance	HOME: \$308,200
HOMEOWNERSHIP PROGRAMS			Production of new owner units	HOME:438,686
CHDO FUNDS/NOFA			Rental, Homebuyer, Homeowner improvements	HOME:\$245,513
HOME NOFA			Rental, Homebuyer, Homeowner improvements	HOME: \$438,686
Monitoring and Prompt Payment System				CDBG: \$75,148
Financial & Fiscal Affairs				CDBG: \$522,753
HOME Administrative				HOME: \$159,009
Emergency Solutions Grant			Chronic Homelessness Homeless Prevention	ESG: \$1,226,930
Housing Opportunities for Persons with AIDS			Special Needs Assistance	HOPWA: \$3,584,653

Table 50 – Project Summary

## **AP-50 Geographic Distribution**

**Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

### **Geographic Distribution**

Funds from Continuum of Care programs such as HOPWA and ESG will be distributed citywide or in the case of HOPWA throughout the Eligible Metropolitan Area. An estimated 60% of the CDBG funds will be distributed to place-based areas as explained below and at least approximately 80% of HOME funds being directed toward place based areas.

### **Rationale for the priorities for allocating investments geographically**

The City of New Orleans is applying a place-based approach in its revitalization strategy, including through its 2012 Action Plan. The city's goal is to leverage investments in certain areas by bringing different agencies together to target multiple issues affecting these areas, rather than trying to address one issue at a time. Essentially, this strategy is a context-driven way of setting development policy, implementing programs, applying public funds, and building capital projects that leverage the synergy of multiple initiatives in a given area to achieve a holistic outcome for neighborhood revitalization and enhancement. Pursuant to this strategy, the city is constantly assessing the social and physical infrastructure of its communities, particularly where housing and neighborhood services are concerned, to introduce an effective blend of public investment and support that will meet the needs of our population. Another critical element in this strategy is to induce market forces to supply the goods and services that stabilize communities by meeting their needs. Since this initiative is coming from the top down, it can be infused throughout city policy. The effect will be a whole that is greater than the sum of its parts. Ultimately, this place-based approach will help neighborhoods thrive across a range of specific characteristics found in New Orleans while contributing to the redevelopment of the entire city.

The goal is to stabilize these 11 areas and create a "tipping point" or "critical mass" – to reach a point where people will return and invest in these neighborhoods for desired residential and commercial space. Projects support development along main corridors with some resources already invested.

The City's recently adopted *Plan for the 21<sup>st</sup> Century, New Orleans 2030* (the Master Plan), reflects this place-based approach, as will the upcoming new Comprehensive Zoning Ordinance, reflective of the inclusion of fair housing, now under development. The Master Plan recognizes that the strength of the city lies in the variety of places found within it, reflecting the various eras in which the portions of the city developed and/or the unique conditions or operational characteristics that must be accommodated. Likewise, the CZO, which will be under development through a public process during 2012 and 2013, will take the approach of providing



zoning districts and standards to fit the conditions found within each of the places of New Orleans.

Where the 2012 Action Plan is concerned, the city is working on more than 200 projects to improve services around the city. The 11 places targeted by the Place-Based Planning initiative are the sites of multiple projects with investment from many different agencies. Last year's projects are guiding the city's future investment. The city is working horizontally to maximize the influence of these investments. Housing is a critical component of the planning process for these areas, as is access to healthcare, schools, transportation, and economic opportunities. By addressing all of these issues at the same time, the city is investing in a broader portfolio in its efforts to turn these areas around. These efforts will be further maximized by including sustainable principles in planning processes, such as promoting transportation systems that are conducive to bicycling and other efforts to make the areas walkable.

Other initiatives include fire and police stations, expansion of public transportation, community centers, and outdoor programming in city parks and schools. The city has identified a series of communities where the programs are leveraged with other efforts, such as schools, transit, roads, fire stations, libraries, community centers, health-care facilities, public housing, major street projects, and parks and recreation centers. In all cases, the array of city facilities and investments align to address unmet demand for housing or support services for these communities. It is clear that these initiatives, the 2012 Action Plan, and the work of other agencies and not-for-profits must complement each other for the long-term success of the neighborhoods.

It is important to note that even as the City of New Orleans focuses on these specific areas under a place-based approach, each community is also considered in its broader context as part of the entire city. In some cases these target areas will provide a mixed-use development with a range of amenities and uses that serve larger parts of town. The strategy is to implement a plan where each targeted area meets the needs of its own resident population but is also a vital part of a complete and revitalized New Orleans.

Consistent with the place-based approach, the target neighborhoods can be found across the city and represent a range of housing, infill opportunities, infrastructure, and local services. By encouraging applications to invest in these areas through our Notice of Funding Availability (NOFA) process, the City of New Orleans is confident that successful applicants will develop projects that will lead the way for greater public and private development.

Organizations that apply for funds under the Office of Community Development's (OCD) 2012 Housing NOFA will receive higher ratings points if their projects are located within one of the place-based areas. These criteria will apply to the Owner-Occupied Rehabilitation Program, the Rental Housing Rehabilitation Program and the Homebuyer Program. The vision for a viable

neighborhood remains the cornerstone of our activities and the quest toward these ideal community standards will guide what we do and how we do it.

On a broader level, this vision meshes with the Master Plan's long-term focus on neighborhood livability, taking into account the idea that different neighborhoods will have different needs.

The City has selected areas to secure a holistic outcome for neighborhood revitalization and enhancement. The place-based strategic areas and their boundaries are:

**Mid-City** - Tulane Avenue - . Carrollton Avenue, N. Carrollton Avenue – Bienville Street - S. Broad Avenue

**B. W. Cooper** – S. Claiborne Avenue – Napoleon Avenue - S. Broad Avenue - Washington Avenue – Earhart Boulevard

**River View Landry** – Mardi Gras Boulevard – Mississippi River – Opelousas Street – Elmira Street – Patterson Avenue – Leboeuf Street - Sumpter Court

**Hollygrove** – S. Carrollton Avenue – S. Claiborne Avenue – Monticello Street – Palmetto Avenue – Cherry Street – Dixon Street – Mistletoe Street- Hamilton Street– Pontchartrain Expressway (Interstate-10)

**New Orleans East** – Read Boulevard – Morrison Avenue – Vanderkloot Drive – Hayne Boulevard – Bullard Avenue – Interstate-10

**7<sup>th</sup> Ward** – St. Claude Avenue, N. Rampart Street – Esplanade Avenue – N. Broad Avenue – Florida Avenue – Elysian Fields Avenue

**Lower Ninth Ward** – St. Claude Ave., Bayou Bienvenue, Industrial Canal, Jackson Barracks

**Pontchartrain Park** – Chef Menteur Highway, Gentilly Boulevard – St. Roch Avenue - Leon C. Simon Avenue– France Road

**Central City** – Louisiana Avenue – S. Claiborne Avenue – Martin Luther King Boulevard – Oretha Castle Haley Boulevard – Philip Street – S. Saratoga Street

**St. Roch** – Elysian Fields Avenue – Hope Street – Press Street – St. Claude Avenue

**Gert Town** – S. Carrollton Avenue – Pontchartrain Expressway – S. Broad Street – Dart Street

The estimated percentage of funds to be spent in these areas is approximately 60% with the thought in mind that certain activities by their nature may be citywide in scope such as the Continuum of Care programs.

The City is constantly assessing the social and physical infrastructure of its communities, particularly where housing and neighborhood services are concerned, to introduce an effective

blend of public investment and support that will meet the needs of our population. The selected areas all have programs that are leveraged with other efforts, such as schools, transit, roads, fire stations, libraries, community centers, health-care facilities, public housing, major street projects, and parks and recreation centers. In all cases, the array of city facilities and investments align with unmet demand for housing or support services for these communities.

## Affordable Housing

### AP-55 Affordable Housing

#### Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	0*
Non-Homeless	690
Special-Needs	150
Total	840

**Table 51 - One Year Goals for Affordable Housing by Support Requirement**

\*Does not include emergency shelter or transitional housing

One Year Goals for the Number of Households Supported Through	
Rental Assistance	375
The Production of New Units	100
Rehab of Existing Units	215
Acquisition of Existing Units	150
Total	840

**Table 52 - One Year Goals for Affordable Housing by Support Type**

## **AP-60 Public Housing**

### **Actions planned during the next year to address the needs to public housing**

HANO plans to increase the supply of affordable rental units. HANO has developed a close working relationship with the City administration and is working collaboratively with them, particularly around the Choice Neighborhoods redevelopment of Iberville and the surrounding neighborhood.

In order to maintain the safety and conditions of its structures, HANO developed and implemented Standard Operating Procedures and a Maintenance Plan identifying requirements in all areas of maintenance operations. For example, the documents clearly identify what constitutes an emergency, and established a 24-hour turnaround to complete or abate the condition. Additionally, as a part of the agency's quality assurance activities, the Deputy Director of Asset Management reviews a work order report identifying the status of all work orders at HANO owned and third-party managed sites to ensure maintenance issues are appropriately addressed. Additionally, Asset Managers confirm the status of work orders and compliance with Standard Operating Procedures and the Maintenance Plan during their weekly site visits.

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

HANO is committed to assisting public housing and Housing Choice Voucher Program participants improve their quality of life and expand their opportunities for success. Programs such as Homeownership, Crescent City Job Match, and others are available for residents offering career training, educational development, financial fitness education, and health and wellness classes.

The mission of the Client Services Department is to promote, establish and implement programs to empower residents to become self-sufficient and to support them through opportunities of social services, education, job training and employment. Through successful collaborations with partnering entities as well community agencies, Client Services' goal has been to assist the residents in entering the workforce, obtaining GED & college degrees, saving towards homeownership, entrepreneurship, as well as establish prevention and awareness programs that deal with medical and mental health issues that affect their community.

The Homeownership Program was created to assist public housing and Housing Choice Voucher Program Section 8 residents to become first-time homebuyers. The Program has expanded in recent years to assist with the planning and marketing of homeownership units developed in conjunction with HANO redevelopment programs. The Program includes several components: Homebuyer Preparation, Homebuyer Assistance, and Marketing & Sales.

**If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

HANO is currently under HUD receivership. Discussions with HUD are underway to devise a plan to transition HANO to local control.

## **AP-65 Homeless and Other Special Needs Activities**

**Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The City is retooling its homeless Crisis Response System. Initial action items for this process are to expand centralized intake to increase access to the use of services, working with Unity and agencies of the Continuum of Care to identify constituents living in abandoned and unsafe dwellings, address needs and services specific to identified sub-populations of homeless constituents, and ensure unsheltered clients establish immediate linkages to low barrier transitional shelters, safe havens, and emergency shelters, while also connecting them with permanent housing resources.

The New Orleans Interagency Council on Homelessness will implement the Mayor's Ten-Year Plan to End Homelessness. Among the Council's goals is the targeted use of data to coordinate services toward performance-based outcomes. The Council will use data to assess constantly the needs of the homeless community, to evaluate the manner in which we are addressing those needs, and to realign services towards the most effective and efficient means to that end. Through its NOFA process, the City of New Orleans will require cross-sector collaboration in order to provide the necessary wraparound services (e.g. job training, using Medicaid and other sources of income to pay for client services) that are essential for long lasting housing outcomes. The City will establish coordinated intake and a universal assessment tool that will allow us to do progressive engagement, which will allow us to better target the use of federal funds.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

New Orleans is one of the few cities in the U.S. in need of additional emergency shelter beds. Through use of its ESG funds, the City will invest in maintaining the beds that are currently available and will use HOME and private philanthropic dollars to bring additional low barrier transitional and shelter beds online.

### **Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

The City uses the Emergency Solutions Grant and State Emergency Solutions Grant to fund Rapid Re-housing activities, which are activities to help homeless individuals and families move into permanent housing. These funds minimize an individual's time between the street and a

voucher to move into housing. They also help individuals develop the resources to maintain permanent affordable housing. In conjunction with these efforts, the City is increasing the availability of permanent supportive housing, affordable housing, and exploring opportunities to reorganize existing housing stock to better serve the needs of homeless constituents.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

The City's priority is to re-house homeless clients living on the streets or in shelters. Through HUD, the City of New Orleans provides Emergency Solutions Grant (ESG) and State Emergency Solutions Grant (SESG) funding to sub-recipients to provide case management services and outreach services to homeless persons living on the streets of Orleans Parish. The outreach worker and case managers develop Individual Service Plans for the homeless, which aids in meeting their needs and the ultimate goal of obtaining permanent housing. ESG and SESG also fund the operation of shelters and transitional housing. The shelters provide case management services to their residents and assist the clients in meeting their needs (permanent housing and supportive services). Those clients who are threatened with homelessness due to an eviction or utility disconnect notices are also aided with ESG and SESG funds. These clients are eligible for homeless prevention services. The City is retooling its discharge planning to prevent people being discharged into homelessness from public institutions. Toward the goal of economic security, the City is linking homeless constituents with resources across local, state, and federal systems, including particular focus on income-related benefits, developing capacity for job training among provider agencies via collaboration with the City Workforce Investment Board and the business sector.



**AP-70 HOPWA Goals**

Short-term rental, mortgage, and utility assistance	200
Tenant –based rental assistance	25 households (HOME funds)
Transitional housing facilities operated with HOPWA funds	230
Permanent housing facilities operated with HOPWA funds	0

## **AP-75 Barriers to affordable housing**

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

The City is working with a number of organizations in developing an updated Analysis of Impediments (AI). The goal is to produce a thoughtful, participatory, and comprehensive Analysis of Impediments that will accurately and thoroughly identify barriers to fair housing choice and racial integration within New Orleans and result in a commitment by the City to take specific, concrete actions to affirmatively further fair housing. Guiding principles have been adopted among the members which detail the purpose of the undertaking.

### **Guiding Principles:**

- 1) Working members will share all relevant data that could inform the process, and help collect additional data, if needed.
- 2) Members will help develop, plan and implement a process for meaningful community participation to inform the AI. Members will reach out to other community stakeholders and involve those individuals in the AI process, and potentially hold focus groups.
- 3) Members will create a final document that fully encapsulates all barriers to fair housing that New Orleans residents, advocates, developers, and other professionals encounter. The AI will describe all barriers, including private and public, intentional and unintentional. Members will consult the “People’s Analysis of Impediments to Fair Housing in New Orleans” for guidance.
- 4) Adequate time is needed to produce the desired final product. Members will work deliberately and efficiently to produce a new AI, with a projected goal of September 2012 for completion.
- 5) Members will meet at least once monthly to develop sections of the AI.
- 6) As with any collaborative, the members understand that they will not agree on every point. However, if at any point, any member of the group feels that the issues are not being addressed, that member agrees to bring these issues to the group.
- 7) Although the City will have the final say, the City agrees to make every reasonable effort to include all meaningful and relevant contributions in the final product. When the City cannot include a recommendation from the group, the City will provide an explanation.

- 8) To the extent possible, members agree to have data and recommendations that emerge from the AI working group inform the Consolidated Plan process.
- 9) Members will work towards implementing the recommendations outlined in the final AI.
- 10) As the AI will not be finalized until after the 2012-2016 Consolidated Plan is complete, members will include recommendations from the AI in the 2013 Action Plan and subsequent Action Plans.

## **AP-85 Other Actions**

### **Actions planned to address obstacles to meeting underserved needs**

The economic structure of New Orleans makes it difficult to provide jobs with wages high enough to support a family. This is the largest obstacle to reaching the underserved. The City's economy might fairly be described as "pre-industrial", in that it has never provided large numbers of heavy manufacturing jobs. Making the leap from a pre-industrial to a post-industrial economy will require more careful strategizing and a more intense effort for New Orleans than other cities will need to step into the Information Age.

OCD's Neighborhood Services and Facilities Unit administers and monitors a variety of programs that build social support for the young, elderly and at-risk populations. These programs are designed to meet increasing demands for services.

### **Actions planned to foster and maintain affordable housing**

OCD will promote and preserve homeownership through its homebuyer and owner-occupied housing rehab program. The rental program is geared toward those who are extremely low income thus ensuring that they have a place to live that is decent and affordable. OCD will continue to monitor those properties which have received HOME funds in the past to make sure that they are still in compliance with the current housing codes. In the NOFA selection criteria, OCD encourages organizations that provide ideas on how to implement longer regulatory and affordability periods and will consider funding innovative concepts on a pilot basis. An example is the community land trust (CLT) concept which typically provides affordable housing by owning land and buildings, holding the land portion of the parcel in trust, and selling the buildings to families or individuals. Home buyers enter into a long-term land lease with the trust for the use of the land and agree to a shared-equity provision, should they decide to sell the home in the future. Family members and/or the CLT have the first option to repurchase the building when the homeowner chooses to sell. The model works to preserve both existing residential units and new construction on CLT land. CLTs also provide rental housing and offer ownership opportunities in multi-family housing cooperatives.

### **Actions planned to reduce lead-based paint hazards**

OCD will continue to use its lead-based policy of ensuring that every house that is rehabbed under its auspices is free from lead-based paint contamination.

### **Actions planned to reduce the number of poverty-level families**

The Job1 initiative should have an impact on young people as they learn about the world of employment and all that it requires and entails. The work of the homeless agencies in housing people and providing them with supportive services is a large and necessary first step in getting a person on the road to financial independence.

### **Actions planned to develop institutional structure**

OCD will strive to ensure that all entities that receive funding and also those that apply for funding understand that these limited resources must be used carefully and wisely. OCD will

stress in all of its communications the goals that the Fundamentals, Leveraging, and Outcomes of each project will be weighed not only during the application and selection process but after funds are rewarded. Those organizations that cannot fulfill their contractual duties will lose their funding. It is also incumbent upon OCD to ensure that organizations completely comprehend what is expected of them and must make agencies aware of any training opportunities that may arise in addition to providing training on either on one-on-one basis or in periodic group sessions.

**Actions planned to enhance coordination between public and private housing and social service agencies**

The continuation of the 2012-2016 Consolidated Plan Steering Committee will assist in the providing continual input into the action plan/strategic plan process. The process of developing this report has opened the dialog between OCD, its non-profit partners, financial institutions, for-profit organizations, other governmental units, and the citizens by allowing everyone to understand the rationale behind the formation of priority needs and goals and objectives. The limitations of city government both financial and legal have been discussed. The obstacles faced by agencies charged with addressing the problems faced by residents have been heard and will be taken into account on developing future NOFAs.

Organizations will receive training to expand their capacity and specific activities such as the development of a new Analysis of Housing Impediments will lead to further discussion and possible solutions.

## Program Specific Requirements

### AP-90 Program Specific Requirements

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220.(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70.00% for 2012,2013,2014

**HOME Investment Partnership Program (HOME)**  
**Reference 24 CFR 91.220.(I)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:
2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:
3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:
4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

**HOME Recapture Provisions**

**Qualification as Affordable Housing**

Under the HOME Investment Partnership Program (HOME), where a family acquires newly constructed housing or where a family acquires housing with the intention of rehabilitating the property to be acquired, the housing must meet the affordability requirements of applicable federal regulations. These regulations provide as follows:

- (1) The housing must be single-family housing. That is, it must be a 1- to 4 unit property, a condominium unit, a cooperative unit, or a combination manufactured home and lot.
- (2) The housing must be modest housing. In the case of acquisition of newly constructed housing or standard housing, this means the housing has a purchase price for the type of single family housing that does not exceed 95 percent of the median purchase price for the area, as described below. In the case of acquisition with rehabilitation, it means the housing has an estimated value after rehabilitation that does not exceed 95 percent of the median purchase price for the area, described below.
- (3) The housing must be acquired by a homebuyer whose family qualifies as a low-income family and the housing must be the principal residence of the family throughout the period described in applicable federal regulations.
- (4) The HOME-assisted housing must meet the affordability requirements for not less than the applicable period specified in the following table, beginning after project completion:

<u>Homeownership Assistance</u> <u>HOME Amount Per-Unit</u>	<u>Minimum Period of</u> <u>Affordability in Years</u>
Under \$15,000	5
\$15,000 to \$40,000	10
Over \$40,000	15

If the City of New Orleans, as a “participating jurisdiction,” uses HOME funds for homebuyer assistance or for rehabilitation of owner-occupied single-family properties, it may use the Single Family Mortgage Limits under Section 203(b) of the National Housing Act or it may determine 95 percent of the median area purchase price for single family housing in the jurisdiction, as follows. The participating jurisdiction must set forth the price for different types of single family housing (1- to 4- unit property, condominium unit, cooperative unit, combination of manufactured housing and lot or manufactured housing lot) for the jurisdiction. The 95 percent of median area purchase price must be established in accordance with a market analysis which ensured that a sufficient number of recent housing sales are included in the survey. Sales must cover the requisite number of months based on volume: (1) For 500 or more sales per month, a one-month reporting period for 250 through 499 sales per month, a two-month reporting period; for less than 250 sales per month, at least a three-month reporting period. The data must be listed in ascending order of sales price. The address of the listed properties must include the location within the participating jurisdiction. Lot, square and subdivision data may be substituted for the street address. The housing sales data must reflect all, or nearly all, of the one-family house sales in the entire participating jurisdiction. To determine the median, take the middle sale on the list if an odd number of sales and if an even number, take the higher of the middle numbers and consider it the median. After identifying the median sales price, the amount should be multiplied by .95 to determine the 95 percent of the median area purchase price. This information must be submitted to the HUD Field Office for review.

Under HOME regulations, the City must ensure that the housing in the program is affordable. Stated more specifically, this means that the City’s investment of HOME funds must serve the purpose of providing affordable housing for low income households for the appropriate “period of affordability”. To accomplish this mandate, the City must impose, at its option, either “resale” or “recapture” requirements. The City is also required to publish whichever requirements it adopts in this consolidated plan, and HUD then determines whether the City’s requirements are appropriate under applicable federal regulations. If the “resale” option is selected and a HOME-assisted household decides to sell the property prior to the termination of the applicable period of affordability, the property must be re-sold to another qualified, HOME-assisted household. If the “recapture” option is selected, the property may be sold to any household, regardless of income status, but some or all of the funds used to subsidize the purchase for the original HOME-assisted household must be recaptured and used to assist another HOME-eligible household.

The City has considered both options and has determined that the “recapture” provisions, which are explained below, will best meet the needs of the community. The “recapture” provisions will foster a greater degree of economic integration within neighborhoods and provide the greatest choice of assisted housing for low income households. By comparison, the “resale” option requires that an assisted property always remain available to low income households, thereby limiting choice.

“Recapture” provisions must be structured based on the City’s program design and market conditions. As stated above, they must ensure that the City recoups all or a portion of the HOME assistance to the homebuyers, if the housing does not continue to be the principal residence of the family for the duration of the period of affordability. The period of affordability is based



upon the total amount of HOME funds subject to “recapture” as the above chart shows.

Recapture:

The following definitions shall apply:

1. The term “**Net Proceeds**” shall mean the sales price less the amount to pay off all loans secured by the Property that prime the City’s Loan plus closing costs.

2. The term “**Earned Second Mortgage Subsidy**” shall mean the amount by which the City’s Loan is reduced according to the following formula: The City’s Loan shall be reduced on the last day of each calendar month by a fractional amount the numerator of which shall be one (1) and the denominator shall be the result of multiplying the number of years of the Period of Affordability times twelve (12). For example, if the Period of Affordability is fifteen (15) years, the fraction shall be one (1) over fifteen (15) times twelve (12), or one (1) over one hundred eighty (180), *i.e.*, 1/180th.

3. The term “**Recapture**”, “**recapture**” and “**recapture amount**” shall mean the amount necessary to repay the Loan made by the City of New Orleans to Borrower reduced by the Earned Second Mortgage Subsidy and the City’s right to recover and be paid such amount. The right of recapture shall accrue in favor of the City in the event the Property ceases to be the principal residence of the Borrower for the duration of the Period of Affordability through private or public sale or otherwise.

4. The term “**Homeowner Investment**” shall mean the total amount of the Borrower’s down payment and capital improvement investment made subsequent to the purchase of the Property.

The following specific provisions shall apply and shall be incorporated in the contracts which the homeowner will be required to sign:

The Borrower shall maintain the Property as his or her principal place of residence for the entire Period of Affordability assigned to the Property. The Period of Affordability for the Property is \_\_\_\_\_ years.

In the event the Borrower becomes in default of any other terms and conditions of this mortgage or any mortgage which primes this mortgage, the City shall be paid the full Net Proceeds of any private or public sale of the Property up to the original principal balance of the Loan from the City to the Borrower without any reduction of the principal balance by the Earned Second Mortgage Subsidy.

In the event (i) the Property ceases to be the principal residence of the Borrower as a result of the sale of the Property by the Borrower during the Period of Affordability and (ii) the Net Proceeds are adequate to repay the City’s Loan reduced by the Earned Second Mortgage Subsidy plus enable the Borrower to recover the Homeowner Investment, the City shall be paid the full recapture amount out of the Net Proceeds of such sale.

In the event (i) the Property ceases to be the principal residence of the Borrower as a result of the sale of the Property by the Borrower during the Period of Affordability and (ii) the Net Proceeds are not adequate to repay the City's Loan reduced by the Earned Second Mortgage Subsidy plus to enable the Borrower to recover the Investment, the Net Proceeds shall be divided proportionally as set forth in the following mathematical formulas:

$$\frac{\text{HOME Investment}}{\text{HOME Investment} + \text{Homeowner investment}} \times \text{Net Proceeds} = \text{HOME amount to be recaptured}$$

$$\frac{\text{Homeowner investor}}{\text{HOME Investment} + \text{Homeowner investment}} \times \text{Net Proceeds} = \text{amount to homeowner}$$

In the City's Homebuyer Program, the amount of funds subject to recapture is the direct subsidy received by the homebuyer. The direct subsidy is the down payment assistance, closing costs, or other HOME assistance provided directly to the homebuyer and/or the difference between the fair market value of the property and a reduced sales price attributable to HOME development assistance. Development subsidies cannot be subject to recapture since the homebuyer did not realize a direct benefit from the funds.

## Emergency Solutions Grant (ESG)

1. Include written standards for providing ESG assistance (may include as attachment)

The City of New Orleans is in the process of developing the standards.

Service providers will deliver ESG-funded re-housing services to homeless residents of the City of New Orleans. Those households will be assessed for eligibility and barriers to housing as a part of eligibility determination. Required documentation will be collected at time of intake. Services will be delivered and documented in accordance with standards set forth in statute, rule and contracted requirements.

- 1.) *Standard policies and procedures for evaluating individuals' and families' eligibility for assistance under ESG.*

- The City of New Orleans will contract for re-housing services aimed at households which fit the category 1 definition of homelessness under the HEARTH Act. Providers will be expected to first target families with dependents and youth (ages 18- 24) who are living on the streets of Orleans Parish.

Providers will be asked to obtain required documentation, by first attempting to get third-party verification of homelessness status; the second option for verification would be a case manager verification of homelessness status; and the third option would be a self-report verification of homelessness along with a justification of the efforts made and the reasons for a lack of success in obtaining third-party or case manager verification of homelessness status.

- Verification of resources will also be required to determine the level of need of service applications. Households with income that are at or below 30 percent of area median income will be the primary targets for these re-housing services. Eligibility determination will take place at during the intake process of the homeless service providers awarded funds to administer this program.
- 2.) *Policies and procedures for coordination among emergency shelter providers, essential service providers, homelessness prevention and rapid re-housing assistance providers, other homeless assistance providers, and mainstream service and housing providers.*
- The policy will be that the contracted re-housing providers will be required to connect with existing resources to the degree possible during service delivery. Non-ESG funded resources like - emergency shelter providers, essential service providers, and others allow for ESG resources to deliver targeted resources. Developing this level of service delivery coordination is a hallmark of the 10 year plan to end homelessness and is a priority for

the New Orleans Interagency Council of Homeless. In addition, mainstream service and housing providers help to stem the need for a parallel system of services for households that are homeless or in danger of homelessness.

- Many of these procedures for coordination will need to be developed or mapped out over the course of implementing ESG-funded re-housing services. Policies and procedures implemented will take into account lessons learned during the HPRP implementation. Each piece of the framework that is to be created will be designed to fill an existing gap or illuminate the broader continuum of service and support agencies that currently exists.
- 3.) *Policies and procedures for determining and prioritizing which eligible families and individuals will receive homelessness prevention assistance and which eligible families and individuals will receive rapid re-housing assistance.*
- The City of New Orleans will use at least 60 percent of ESG funding for the purposes of providing rapid re-housing assistance for homeless households in Orleans Parish. These efforts will focus on households that rest at or below 30 percent of the Area Median Income (AMI). These households will also be those who are literally homeless and have no other housing options.
  - Providers will perform an assessment with each prospective household to determine income and homelessness status and provider will verify and document status. The presence of homelessness prevention resources in Orleans Parish will allow for these ESG services to focus on re-housing. Those households that are at risk of homelessness, rather than being homeless, will be referred to a homelessness prevention providers to have their eligibility assessed.
- 4.) *Standards for determining the share of rent and utility costs that each program participant must pay, if any, while receiving homelessness prevention or rapid re-housing assistance.*
- These standards will depend upon a household's barriers to housing, the practical considerations encountered as a family works to secure and maintain housing surrounding a household (a household's ability to earn income, the size of a household, a household's difficulty in finding suitable housing.) There will be an emphasis on diverting higher levels of resources towards those families that are more difficult to re-house, should existing housing be lost. The standards will also depend upon the time a household has spent receiving assistance. It is assumed that a household will be able to exercise increased levels of self-reliance with regards to providing for housing needs as

exposure to this assistance increases. The share of costs that a household must bear will likely range from zero, or a small proportion, to a sufficiently large share, depending upon to-be-identified circumstances. Standards for the use of rent payment assistance or utility payment assistance will be developed in the context of successful HPRP implementations.

- 5.) *Standards for determining how long a particular program participant will be provided with rental assistance and whether and how the amount of that assistance will be adjusted over time.*
    - These standards will focus on allowing for planned assistance to run for a longer range of time with households that have higher needs or that would be more difficult to rehouse. However, the standards will also feature elements that convey the responsibility that each household must bear for providing for an increasingly larger proportion of the share of housing costs as service exposure increases. HPRP efficiencies will be implemented as often as it is practical.
  - 6.) *Standards for determining the type, amount, and duration of housing stabilization and/or relocation services to provide a program participant, including the limits, if any, on the homelessness prevention or rapid re-housing assistance that each program participant may receive, such as the maximum amount of assistance, maximum number of months the program participants receives assistance; or the maximum number of times the program participants may receive assistance.*
    - These standards will focus on the barriers that a household faces to housing success, the cost and difficulty of re-housing a household should the members become homeless, and exposure to services. Priority for resources will be focused on those with higher barriers or re-housing costs. Emphasis will be placed on phasing down reliance on assistance as exposure to service increases. These funds will be used for homeless prevention activities and rapid re-housing for up to twelve (12) months depending upon the magnitude of the required services as determined by the providers that are delivering the services.
2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The Central Coordinating Office (CCO) staff will perform the following functions:

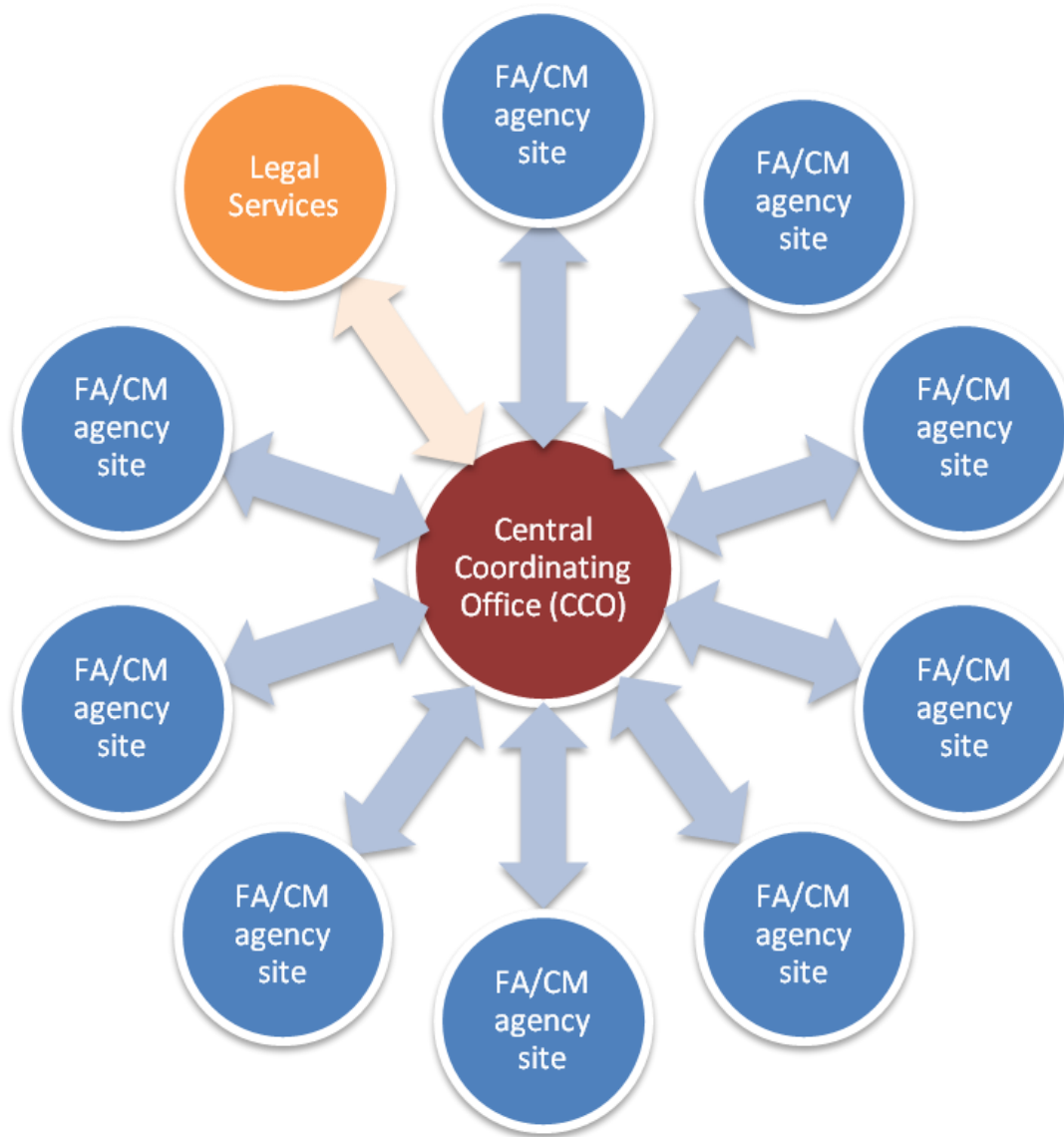
- Screen and assess clients requesting assistance in order to determine eligibility, target for the appropriate services and length of financial assistance needed. A uniform assessment and intervention tool formulated by the City of New Orleans will be used by all service providers.

- Ensure that clients are being evaluated every three months to determine appropriate service intervention.
- Maintain unduplicated list of all clients assisted to ensure that there are no duplications in clients amongst project sponsors.
- Provide community outreach to enlist participants from various systems of care including: mental health clinics, hospitals, eviction court, municipal court, correctional system, foster care system, etc.
- Provide community outreach to enlist participants from various at-risk and/or homeless sub-populations including persons living with HIV/AIDS or other disabilities, persons living on the street or in abandoned buildings, persons living in homeless residential facilities, immigrants needing assistance (e.g., Hispanics, Vietnamese), etc.
- Linkage with UNITY Welcome Home HousingLink housing search and placement services in order to more readily locate affordable and appropriate housing in New Orleans for ESG participants.

### **Financial Assistance/Case Management Sites**

The FA/CM sites will provide the direct financial assistance and case management services of the ESG. Each site will staff a full-time case manager to perform these duties:

- Conduct housing search/placement (if necessary)
- Conduct needs assessment and plan, with participant, necessary service goals and level of financial assistance to obtain housing stability and self-sufficiency; an universal assessment tool will be used that all FA/CM sites and the CCO office will use.
- Assist participants with financial and housing (tenant) management skills
- Assist participants with income and education development/enhancement
- Link participant to other community, mainstream and Continuum of Care resources, including those that increase/improve employment and income with particular emphasis on other non-profit/systems of care that are utilizing stimulus funds
- Coordinate and provide for financial assistance payments to third party payees such as landlords, utility companies, etc.
- Input participant data into Homeless Management Information System



3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

OCD requires that all agencies seeking funding be placed on the Registry of Community Organizations. The purpose of the Registry is to ensure that organizations possess the fiscal and programmatic capacity to implement OCD's programs. Once placed on the Registry, organizations can apply through the NOFA. The ESG proposals are based on the following

criteria: **TARGET POPULATION & SERVICE NEED (24 points); APPROACH TO PROVIDING SERVICES (25 points); COORDINATION AND COLLABORATION (15 points); AGENCY BACKGROUND AND EXPERIENCE (16 points)**

Recipients shall be required to secure matching funds in an amount equal to its ESG or SESG funding amount unless exempted on grounds of severe incapacity to provide matching funds based on information submitted in grant application. Matching funds must derive from sources other than the program and be provided after the date of the grant award to the recipient. Funds used to match a previous ESG or SESG grant award may not be used to match a subsequent grant.

In calculating the amount of matching funds, the following may be included: "hard cash" amounts dedicated for homeless assistance activities, the value of any donated material or building; the value of any lease on a building, any salary paid to staff of the recipient local government or nonprofit provider in carrying out the emergency shelter program; and the time and services contributed by volunteers to carry out the emergency shelter program, determined at the rate of \$5.00 per hour. The recipient will determine the value of any donated material or building, or any lease, using any method reasonably calculated to establish a fair market value.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

N/A

5. Describe performance standards for evaluating ESG.

The following fiscal review is done on ESG subrecipients:

**Does the Service Provider:**

- Have a filing system in place that maintains appropriate and relevant documents for contract administration?
- Maintain original copy (and any amendments) of project contract document and all attachments?
- Maintain copies of correspondence between service provider and granting agency relative to program administration?
- Maintain copies of federal, state, and/or local regulations governing funded program?



- Maintain copies of Office Management and Budget Circular No. A-110, "Grants and Agreements with Institutions of Higher Education, Hospital and other Non-profit Organizations" or No. A-102, "Grants and Cooperative Agreements with State and Local Governments"?
- Maintain original copy (and any revisions) of contract budget document/cost control statement?
- Maintain copy of Office of Management and Budget Circular No. A-122, "Cost Principles for Nonprofit Organizations" or No. A-87, "Cost Principles for State, Local and Indian Tribal Governments"?
- Maintain copy of City of New Orleans Monitoring and Prompt Payment System (MOPPS) policies and procedures?
- Maintain copies of insurance policies on:
  - ✓ comprehensive general liability
  - ✓ building (fire, casualty, flood)
  - ✓ building contents, equipment
  - ✓ Board of Directors
  - ✓ Other (List)\_\_\_\_\_
- Maintain Fidelity Bonds on employees handling program funds?
- Maintain copy of OMB Circular A-133, "Audits of States, Local Governments, and Non-Profit Organizations" and the appropriate compliance supplement?
- Maintain description of systematic method used to assure timely and appropriate resolution or audit findings and recommendations?
- Maintain copies of prior audit finding responses and resolutions?
- Maintain supporting documentation of compliance with program provisions for match, earmarking, and level of effort? Explain below.
- Maintain copy of "Informational Manual for Project"/Care Package?

## ACRONYMS

AIDS: Acquired Immune Deficiency Syndrome  
BLL: Blood Lead Level  
CAPER: Consolidated Annual Performance & Evaluation Report  
CD: Community Development  
CDC: Community Development Corporation  
CDBG: Community Development Block Grant  
CDBG-R: Community Development Block Grant-Recovery  
CHAS: Comprehensive Housing Analysis  
CHDO: Community Housing Development Organization  
CLT: Community Land Trust  
CP: Consolidated Plan  
D-CDBG: Disaster – Community Development Block Grant  
EMA: Eligible Metropolitan Area  
ESG: Emergency Shelter Grant  
GNOCDC: Greater New Orleans Community Data Center  
HAMFI: HUD Area Median Family Income  
HANO: Housing Authority New Orleans  
HAPP: Housing Assistance Plus program  
HCVP: Housing Choice Voucher Program  
HIV: Human Immunodeficiency Virus  
HMIS: Homeless Management Information System  
HOME: HOME Investment Partnership Program  
HOPWA: Housing Opportunity for People With AIDS.  
HPRP: Homeless Prevention and Rapid Rehousing Program  
HUD: Housing and Urban Development  
LACLPP: Louisiana Children Lead Prevention Program  
LGBT: Lesbian, Gay, Bisexual, Transgendered  
LIHTC: Low-Income Housing Tax Credit  
MOPPS: Monitoring and Prompt Payment System  
MSA: Metropolitan Statistical Area  
NHIF: Neighborhood Housing Improvement Fund  
NOFA: Notice of Funding Availability  
NOICH: New Orleans Interagency Council on Homelessness  
NORA: New Orleans Redevelopment Authority  
NPP: Neighborhood Participation Plan  
NSP: Neighborhood Stabilization Program  
OCD: Office of Community Development  
Project-based Rental Assistance: PBRA  
PLWHA: People Living with AIDS/HIV  
PIT: Point in Time Survey  
PSH: Permanent Supportive Housing  
SESG: State Emergency Solutions Grant  
SHP: Supportive Housing Program  
STRMU: Short-Term Rent, Mortgage and Utility Assistance  
TBRA: Tenant Based Rental Assistance  
VA: Veteran's Administration

## **Appendices**

***Citizen Participation Plan***  
***City of New Orleans***  
***Office of Community Development***

The City of New Orleans through the Office of Community Development (OCD) follows a detailed Citizen Participation Plan that is in accordance with the applicable statutes and regulations governing the consolidated strategy and plan regulations.

**Encouragement of Citizen Participation**

The City shall:

Provide for and encourage citizen participation in the development of the consolidated plan, any substantial amendments, and the performance reports, with particular emphasis on participation by persons of low and moderate income who are residents of slum and blighted areas and of areas in which funds are proposed to be used, and by residents in low and moderate income neighborhoods as defined by the City. The City will encourage the participation of all of its citizens including minorities and non-English speaking persons, as well as persons with disabilities;

Encourage, in consultation with the public housing authority, residents of public housing and assisted housing developments, in the process of developing and implementing the Consolidated plan. The housing authority must be aware of consolidated plan activities related to its developments and surrounding communities. The housing authority can make this information available at its annual public hearing under the Comprehensive Grant program;

Provide citizens with a reasonable opportunity to comment on this citizen participation plan and on substantial amendments to the citizen participation plan and shall make the citizen participation plan public. The citizen participation plan shall be in a format accessible to persons with disabilities upon request. The City shall publish the citizen participation plan on its website upon its adoption by the city. On an annual basis, concurrent with the public comment period regarding the Consolidated Plan, a public notice in a newspaper of general circulation will take place informing the public of the availability of the citizen participation plan and of the opportunity to comment on it. Paper copies of the citizen participation plan shall be made available upon request.

## **Development of the Consolidated Plan**

The City shall:

Provide citizens with reasonable and timely access to local meetings, information, and records relating to the grantee's proposed use of funds, amount of assistance the jurisdiction expects to receive (including grant funds and program income), range of activities, and the estimated amount that will benefit low and moderate income persons before the adoption of the consolidated plan;

Publish the proposed consolidated plan in a manner that affords citizens, public agencies, and other interested parties a reasonable opportunity to examine its contents and to submit comments. The City will publish a summary of the consolidated plan in a newspaper of general circulation, and have copies available at libraries, government offices, and public places. The summary will describe the contents and purpose of the consolidated plan, and include a list of the locations where the full document can be examined. A reasonable number of free copies will also be available to those who request it;

- Conduct at least one public hearing during the development of the consolidated plan;
- Provide at least a 30 day period for comments from citizens on the consolidated plan before it is adopted;

Consider any comments or views of citizens received in writing or orally at the public hearings, in preparing the final consolidated plan. A summary of these comments or views, and a summary of any comments or views not accepted and the reasons therefore will be attached to the final consolidated plan.

## **Amendments to the Consolidated Plan**

The City shall:

In cases where there is a substantial amendment such as the use of CDBG funds from one eligible activity to another, or the changing of target areas, or a major policy shift in implementing a requirement of one of the formula grants, the City shall give reasonable notice of at least 30 days to the public to review and comment on the changes. The notice may come in the form of a public notice with a request for comments or be

incorporated within the consolidated plan or its update with the substantial amendment noted as such.

Consider any comments or views of citizens received in writing or orally at the public hearings, in preparing the substantial amendment of the consolidated plan. A summary of these comments or views, and a summary of any comments or views not accepted and the reasons therefore will be attached to the substantial amendment of the consolidated plan.

### **Performance Reports**

The City shall:

Notify citizens through a public notice in a newspaper of general circulation, of the opportunity to comment on performance reports. The City will provide a period of at least 15 days to receive comments on the performance report that is to be submitted to HUD before its submission;

Consider any comments or views of citizens received in writing or orally at public hearings, in preparing the performance report. A summary of these comments or views will be attached to the performance report.

### **Public Hearings**

The City shall:

Provide for at least two public hearings per year to obtain citizen views and to respond to proposals and questions, to be conducted at different stages of the program year. Together, the hearings must address housing and community needs, development of proposed activities, and review of program performance. To obtain the views of citizens on housing and community development needs, including priority non-housing community development needs, at least one of these hearings will be held before the proposed consolidated plan is published for comment;

Hold public hearings after an adequate notice in a newspaper of general circulation, of at least 10 days, at times and locations convenient to potential and actual beneficiaries. The notice will give information on the purpose of the hearing. There will be special accommodations for physically challenged and special needs individuals. This will be

met by holding meetings which are accessible to persons with disabilities and, if it is deemed necessary, the presence of a sign-language interpreter at these hearings;

Identify how the needs of non-English speaking residents would be met in the case of public hearings where a significant number of non-English speaking residents could be expected to participate. In such a case the City would request a representative from the City's Public Advocacy which provides such services.

### **Meetings**

The City shall;

Provide citizens with reasonable and timely access to local meetings.

### **Availability to the Public**

The City shall:

Provide that the final consolidated plan as adopted with substantial amendments, and the performance reports, will be available to the public. The plan will be available at all branches of the public library, at selected non-profit agencies, and at the Office of Community Development. If the document is requested in a form that is accessible to persons with disabilities, OCD will provide such a copy within a reasonable period of time. The public will be notified through a public notice in a newspaper of general circulation or the agency's website;

### **Access to Records**

The City shall:

Require that the City will provide citizens, public agencies, and other interested parties with reasonable and timely access to information and records relating to the consolidated plan and the City's use of assistance under the programs during the preceding five years.

### **Technical Assistance**

The City shall:

Provide technical assistance to groups representative of persons of low and moderate income that request such assistance in developing proposals for funding assistance under any of the programs covered by the consolidated plan with the level and type of assistance to be determined by the City. The assistance need not include the provision of funds to the groups.

**Complaints**

The City shall:

Provide for a timely, substantive written answer to written complaints and grievances related to the consolidated plan, amendments, and performance reports, within 15 working days where practicable.

**Use of Citizen Participation Plan**

The City shall:

Follow this citizen participation plan.

**Jurisdiction Responsibility**

The City shall:

Not restrict its responsibility or authority for the development and execution of its consolidated plan because of the requirements for citizen participation.



## **PUBLIC NOTICE (Website & Newspaper Ad)**

### **Draft 2012 - 2016 Consolidated Plan (CP) 2012 Action Plan Available for Review & Public Comment**

As required by the U.S. Department of Housing and Urban Development, the City of New Orleans must submit a five-year Consolidated Plan (CP) and an annual Action Plan for the use of grant funds. The Consolidated Plan is the City's planning and application document for four formula grants for community development and affordable housing: the Community Development Block Grant (CDBG), the HOME Investment Partnerships Program (HOME); the Housing Opportunities for Persons with AIDS Grant (HOPWA); and the Emergency Solutions Program Grant (ESG). The draft 2012-2016 Consolidated Plan for the City of New Orleans is available for review and comment by the public from July 11, 2012 through August 9, 2012 at the sites listed below and on this website.

The Consolidated Plan includes a needs assessment and market analysis which outline the relative needs in the area of affordable housing, homelessness, special needs, and community development. Based on the findings of the needs assessment and market analysis, the City develops a Strategic Plan which details how the City will address its priority needs.

The Strategic Plan is as follows:

#### **Goal:**

Build and Rebuild Vibrant Sustainable Neighborhoods throughout the City

#### **Strategy:**

Utilize a Place Based Initiatives to link and leverage investments and partners

#### **Plan:**

Eliminate Vacant and Blighted Properties

Enhance Neighborhood Services and Facilities

Expand and Preserve the Supply of Affordable Housing for all persons

#### **Activities:**

##### Neighborhood Services:

Planning and Zoning

Infrastructure and Public Facility improvement

Youth services and employment

Economic Development

Senior Services

##### Housing Activities:

Code Enforcement

Housing Preservation

Homebuyer Assistance

New Construction

Rental Assistance  
Emergency Housing Assistance  
Homeless Prevention  
Homeowner Counseling  
Foreclosure Prevention  
Public Housing Redevelopment

Institutional Capacity Development:

Community Housing Development Organizations  
City Government Staff Training  
Technical Assistance to Awardees  
Section 3 Participation  
Disadvantaged Business Enterprise Development

Prior to submission of the Consolidated Plan to the U.S. Department of Housing and Urban Development, the City must allow citizens an opportunity to review and comment on the draft CP document. Copies of the Draft 2012-2016 CP document are available for review at the following locations.

Algiers Regional Temporary Library  
3014 Holiday Drive, (504) 596-2641  
(Open 7/11/2012)

Alvar Public Library Branch  
913 Alvar Street, (504) 596-2667

Mid-City Branch  
3700 Orleans Avenue, (504) 596-2654

Cita Dennis Hubbel Public Library Branch  
225 Morgan Street, (504) 366-0657

Office of Community Development  
1340 Poydras, Suite 1000, (504) 658-4800

Rosa F. Keller Branch & Community Center  
4300 S. Broad Avenue (504) 370-3300

New Orleans Public Library  
219 Loyola Avenue, (504) 596-2560

Milton H. Latter Memorial Public Library  
5120 St. Charles Avenue (504) 596-2625

East New Orleans Branch  
5641 Read Boulevard, (504) 596-0200

Finance Authority of New Orleans  
618 Baronne Street, (504) 524-5533

Norman Mayer Branch  
3001 Gentilly Blvd., (504) 596-3100

Nix Public Library Branch  
1401 S. Carrollton Avenue, (504) 596-2630

Lakeview Branch  
6301 Canal Boulevard, (504) 596-2638

City Hall Office of Constituency Services  
Advocacy, (504) 658-4000

Housing Authority of New Orleans  
4141 Touro Street, (504) 370-3300

Martin Luther King Branch  
1611 Caffin Avenue, (504) 596-2695

The deadline for submission of written comments is 12:00 Noon on Thursday, August 9, 2012. All written comments should be sent to Barry M. Walton at the Office of Community Development, 1340 Poydras Street, 10<sup>th</sup> Floor, and New Orleans, Louisiana 70112 or e-mailed to [bmwalton@nola.gov](mailto:bmwalton@nola.gov) .

Cedric S. Grant  
Deputy Mayor for Infrastructure, Facilities,  
and Community Development

Mitchell J. Landrieu  
MAYOR

## **RESIDENTIAL ANTIDISPLACEMENT AND RELOCATION ASSISTANCE PLAN FOR THE CITY OF NEW ORLEANS**

### **GENERAL POLICY**

In designing and implementing housing programs funded or assisted with Community Development Block Grant Funds, or under the HOME Investment Partnerships Program, it will be the general policy of the City of New Orleans to:

1. Minimize the displacement of persons (families, individuals, businesses and nonprofit organizations) when planning or implementing housing programs.
2. Maintain the City's supply of low/moderate income housing by replacing, on a one to one basis, occupied or vacant occupiable, low/moderate income dwelling units that are either demolished or converted to a use other than housing for low/moderate income persons.

### **RELOCATION ASSISTANCE AVAILABLE**

If a housing program funded or assisted with Community Development Block Grant Funds, or under the HOME Investment Partnerships Program, results in the permanent displacement of low/moderate income persons from low-income dwelling units that are demolished or converted to a use other than low-income housing, the City of New Orleans will provide relocation services and monetary assistance to the displacees as identified under the Uniform Relocation Assistance and Real Property Acquisition Act of 1970, as amended, or under the Community Development Act of 1974, as amended. Relocation services and monetary assistance under the Uniform Relocation Assistance and Real Property Acquisition Act of 1970, as amended, (hereinafter referred to as the URA) can be found in 49 CFR Part 24. Relocation services and monetary assistance under the Housing and Community Development Act of 1974, as amended, (hereinafter referred to as the CDA) can be found at 24 CFR 570.606, which is entitled "Displacement, relocation, acquisition, and replacement of housing". At 24 CFR 570.606 (b), the CDA provides for benefits identical to those found under the URA. The CDA also provides for alternative relocation services and levels of monetary assistance **specifically** for low/moderate-income families or individuals residing in low/moderate dwelling units, who are permanently displaced as the result of the demolition of their dwelling units or the conversion of those units to a use other than low/moderate income housing. The alternate relocation services

and levels of monetary assistance are identified at 24 CFR 570.606 (c) (2), which is entitled "Relocation assistance under section 104(d) of the Act".

**Persons permanently displaced or temporarily relocated, as discussed above, will be provided with details of the different relocation services and assistance available to them under the aforementioned federal regulations, to enable them to chose the benefits that will best fit their needs.**

Relocation services and assistance includes:

1. Referrals to permanent and/or temporary replacement housing units.
2. Payment and/or reimbursement of actual and reasonable moving and moving related expenses incurred as a result of temporary relocation and/or permanent displacement.
3. Replacement housing payments to assist in renting permanent and/or temporary replacement housing.
4. Replacement housing payments to assist in purchasing permanent replacement housing.
5. Other expenses related to moving into permanent and/or temporary replacement housing.

### **ONE FOR ONE REPLACEMENT OF LOW/MODERATE-INCOME DWELLING UNITS**

If a housing program, funded or assisted with Community Development Block Grant Funds, or under the HOME Investment Partnerships Program, results in the loss of low/moderate-income dwelling units that are occupied or vacant, but occupiable, through the demolition of those dwelling units or their conversion to a use other than housing for low/moderate income persons, the dwelling units will be replaced, on a one to one basis, in accordance with the Federal Regulations found at 24 CFR 570.606 (c) (1). An outline of the Federal Regulations governing the replacement of those units is as follows:

1. The units must be located within the City of New Orleans. To the extent feasible and consistent with other statutory priorities, the units shall be located within the

same neighborhood as the units that were demolished or converted to a use other than low-income housing.

2. The replacement units must be sufficient in number and size to house no fewer than the number of occupants who could have been housed in the dwelling units that are demolished or converted.
3. Unless the City can formally demonstrate that smaller replacement dwellings best suit the needs of the low-income citizens of New Orleans, and that fact is approved by the Department of HUD, the City will not replace demolished or converted dwelling units with smaller units. For example, the City will not replace a 2-bedroom unit with two 1-bedroom units.
4. All replacement units must meet the standards of the City's Minimum Housing Standards Code and the Housing Quality Standards of the Federal Government's Housing Quality Standards.
5. The City will make replacement units available for occupancy during a period beginning:
  - a. One year before the date that the City made public, the details, required by the Department of HUD, of the project resulting in the demolition of the low-income housing described in this policy, or its conversion to another use.and ending:
  - b. Three years after the commencement of the demolition of the low-income housing or the rehabilitation related to its conversion.
6. The replacement units will be designed to remain low/moderate-income dwelling units for at least ten (10) years from the date of initial occupancy.

## **PUBLIC DISCLOSURE**

Before the City of New Orleans enters into a contract committing it to provide funds for housing programs funded or assisted with Community Development Block Grant Funds, or under the HOME Investment Partnerships Program, that will result in the demolition of occupied or vacant occupiable low/moderate-income dwelling units, or their conversion to another use, the City will make public, and submit the following information, in writing, to the Department of HUD Field Office.

1. A description of the proposed activity that will result in the demolition of occupied or vacant occupiable low/moderate-income dwelling units, or their conversion to another use.
2. A map identifying the location and number of dwelling units, by size (number of bedrooms), that will be demolished or converted to a use other than for low/moderate income dwelling units as a direct result of the federally-funded or assisted activity.
3. A time schedule for the commencement and completion of the demolition or conversion.
4. If available, a map identifying the location and the number of dwelling units, by size (number of bedrooms), that will be provided as replacement dwellings units for the structures that will be demolished or converted to a use other than for low/moderate income housing. In the event that the aforementioned information is not available at the time of the general submission, the City will provide an area map identifying the general location and approximate number of dwelling units, by size, that will replace the low/moderate-income units that are demolished or converted to another use. The City will further guarantee that specific information concerning the location and size of the replacement dwelling units will be disclosed to the public and to the Department of HUD as soon as the information is available.
5. The source of funding and a time schedule for the provision of replacement dwelling units, as described above.

6. The basis for concluding that each of the replacement dwelling units, as described above, will remain a low/moderate-income dwelling unit for at least ten (10) years from the date of initial occupancy.
7. In the event that low/moderate-income dwelling units, demolished or converted to a use other than for low/moderate income housing, are replaced with smaller dwelling units, the City will insure that the replacement is in keeping with a Department of HUD-approved opinion that smaller replacement dwellings best suit the needs of the low/moderate-income citizens of New Orleans.

## **MINIMIZING THE PERMANENT DISPLACEMENT OF PERSONS**

Consistent with the goals and objectives of housing programs implemented by the City of New Orleans in accordance with the Federal Regulations governing the City's use of Community Development Block Grant Funds or funds allocated to the City under the HOME Investment Partnerships Program, the City of New Orleans will take the following steps to minimize the displacement of persons from their homes, and to minimize the elimination of dwelling units that are utilized or that may be utilized as housing for citizens with low/moderate-incomes.

1. It will be the **general policy** of the City of New Orleans to restrict the demolition of low/income dwelling units to cases in which:
  - a. The structures are vacant, and have deteriorated to a degree that they are deemed beyond the scope of rehabilitation.
  - b. The structures are vacant, in substandard condition, and are not being secured by their owners in accordance with the requirements of the City's Minimum Housing Standards Code. The decision to demolish a structure in this category will be based, among other criteria, on:
    - i. The danger that the structure poses as an "attractive nuisance" to children.
    - ii. The health hazards caused by the structure to the neighborhood, and in particular to neighboring structures.
    - iii. The use of the structure as a location for criminal activity.



2. Occupied structures will only be vacated and demolished if they pose an **imminent danger** to the occupants and/or to neighboring structures, cannot be immediately secured by the owners, and are:
  - i. Beyond the scope of being rehabilitated, or
  - ii. No funds are available to make repairs to the structures that will render them habitable.
3. The City's housing rehabilitation programs which are funded with Community Development Block Grant Funds or under the HOME Investment Partnerships Program, are designed to:
  - i. Preserve and increase the low/moderate housing stock in the City of New Orleans, and
  - ii. Eliminate substandard housing conditions that threaten the occupancy of dwelling units by low/moderate income citizens.
4. The policies and procedures of the City's Housing Rehabilitation Programs do not allow the conversion of owner/occupied, multi-family dwelling units, to a structure containing a reduced number of dwelling units, unless the conversion is necessary to reduce overcrowding in the owner-occupied portion of the structure.
5. The reduction in the number of vacant, low/moderate-income dwelling units in a structure will only be allowed if the reduction will result in increasing the number of larger dwelling units that better meet the needs of the low/moderate-income citizens of New Orleans. For example, there is a great need in the City for four bedroom low/moderate income dwelling units. Combining two vacant units to create a much needed four-bedroom unit would be allowed, subject to one for one replacement obligations as outlined in this policy.

The Office of Community Development has the responsibility of directly implementing or approving the implementation of housing programs funded or assisted with Community Development Block Grant Funds, or under the HOME Investment Partnerships Program. It will be the policy of OCD to insure that all housing programs under its management and control, which are funded or assisted with Community Development Block Grant Funds, or under the HOME Investment Partnerships Program, are implemented so as to discourage the displacement

of persons, and the loss of low/moderate-income housing units. Those instances in which a displacement of persons occur or a reduction in the supply of low/moderate-income dwelling units during the implementation of a housing rehabilitation program, as described above, will be due to the goal of the City of New Orleans to improve the safety of its citizens and to enhance their standard of living.

## **Community Stakeholder Invitation**

Dear community stakeholder,

The City of New Orleans Office of Community Development is embarking upon its five-year Consolidated Plan (CP) development process. This year we are unveiling a revised community engagement plan that will help move us towards the final draft of the CP by early summer. This new engagement plan includes the creation of a CP Community Stakeholder Working Group that is comprised of representative organizations who serve the target populations (housing, homeless, youth, elderly, special needs, developers, financial, funders and Limited English Proficient) that all HUD funds support.

Your organization has been selected to play a key representative role for the constituents you serve. Our goal in creating a representative body is to be as inclusive as possible while also maintaining the ability to move effectively through a rigorous application process. As such, we are asking all members of the CP Community Stakeholder Working Group to commit to the following:

- Serve as liaison between the Office of Community Development and the target constituents you serve during the CP creation process
- Inform the broader stakeholder community of the ongoing work and meetings
- Encourage your constituents/clients/networks to participate in the working meetings
- Assist in data gathering and analysis
- Bring dedication to completing the task of producing a final CP for submission to HUD
- Serve as educators/messengers/interpreters to the broader community of the new changes in the process, expected outcomes, and other relevant HUD-related information

If you accept the criteria for participation as a member of the CP Community Stakeholder Working Group, we encourage you to provide a representative to attend the initial working meeting with the Office of Community Development and Neighborhood Engagement to review information, finalize the engagement plan, and discuss next steps.

***This working meeting will take place Friday, February 24, 2012 at Sojourner Truth Community Center from 2:00-3:30PM.***

Please RSVP to this email if your organization plans to attend and the name of the representative you will send to participate in the process.

Thank you,

### **Summary of Citizen Participation and Consultation Process**

The Office of Community Development initiated various mechanisms to engage community members in the 2012-2016 Consolidated Plan process, initiated as part of its Neighborhood Participation Plan (NPP). The Mayor's community budget meetings cited the need for improved infrastructure services including roads and streetlights, activities for youth and for senior citizens. Community members had the opportunity to play a role through several active participation mechanisms that the 2012-16 CP initiated as part of its Neighborhood Participation Plan (NPP). These opportunities for the community included: 1. Working on a steering committee composed of community representatives and stakeholders to advise the City; 2. providing feedback and recommendations to all elements of the 2012-16 CP via telephone, e-mail or in person to both steering committee members and Office of Community Development staff; 3. participating in working public meetings; and 4. reviewing public drafts prior to finalization.

Steering Committee members represented 2012-16 CP target populations of elderly, persons with disabilities, persons with HIV/ AIDS, homeless, youth, low-income residents, limited English proficient, housing advocates, developers, data analysts, funders, financial institutions, and other special needs advocates. The Steering Committee members were charged with reaching out to the larger community and soliciting input. The Committee worked with OCD to develop the 2012-2016 Consolidated Plan and 2012 Annual Plan. The Steering Committee assisted in finalizing the NPP.

The Steering Committee was divided into ongoing working groups that tackled key elements of the 2012-16 CP. For example, working sub-committees focused on building specific needs assessments and recommendations, gathering data, and developing strategic and action plans. The Steering Committee met every other week from February 24, 2012 to the completion of the draft CP in July 2012. Committee members often took the lead in meetings directing the agenda and fully participating in the substance of the meeting. The product of these meetings was truly a collective effort of the public, its community representatives, and the City's Office of Community Development.

Participants in the development of the CP included the following: UNITY of Greater New Orleans; Greater New Orleans Housing Alliance; NO/AIDS Task Force; CHANGE Coalition; Greater New Orleans Foundation; Advocacy Center; Greater New Orleans Community Data Center; Greater New Orleans Fair Housing Action Center; Providence Community Development Corporation; Lower 9<sup>th</sup> Ward Homeowners; Exodus House; Project Lazarus; Federal Reserve Bank of Atlanta; Crescent City Community Land Trust; Rebuilding Together New Orleans; Hands On New Orleans; New Orleans Regional AIDS Planning Council; Committee for a Better New Orleans; Beacon of Hope Resource Center; Collaborative Solutions; Community Service

Center; Council on Aging; JP Morgan Chase; Louisiana Language Access Coalition; Southeast Louisiana Legal Services; Family Center of Hope; State of Louisiana – Office of Community Services; Housing Authority of New Orleans; City of New Orleans Department of Public Works; City of New Orleans Homeless Services; City of New Orleans Office of Health Policy; City of New Orleans Office of Workforce Development; City Planning Commission; New Orleans Recreation Development Commission.

### **Summary of Public Comment**

The feedback from the public through the consultation process was extensive. There were a total of 13 meetings. After every session the groups would consult with their constituents to receive their input on each section of the process. The meetings echoed the flow of the development of the plan as each section was developed. For each component of the plan, there was a Public Drafting Session as the document was shared with the group. Comments from the group were incorporated into the document or, if not incorporated, discussions occurred at the meetings on those issues.

The meetings took different forms as some meetings were led by the organizations instead of the City. This was particularly true during the visioning sessions and goal development. By the time the complete draft report was released to the public, each section of the plan, Needs Assessment, Marketing Analysis, Strategic Plan, and Action Plan was delineated and vetted by stakeholders.

This unprecedented level of coordination and cooperation among the City, the stakeholders, and their constituents led to a document that is more data driven and rooted in ground level realism than previous planning efforts. The level of involvement and enthusiasm was impressive as attendance did not wane throughout this endeavor.

At the public meeting the biggest concern came from residents of the Upper Ninth Ward/Desire area who thought that their neighborhood should be considered a target area. They pointed out that there was a lot of activity occurring in that part of town and that there are a lot of needs that have to be addressed. The City recognizes that the place-based areas are not the only areas in the city with needs, however if a targeted approach is undertaken some areas will not be a target area.

Many of the activities described in the Consolidated Plan are citywide and organizations can develop proposals through the Notice of Funding Availability (NOFA) process which stress the amount of activity and leveraging opportunities that exist in their neighborhood.

Moreover, the place-based areas are not permanent and as successes take place, new place-based areas will be selected.

Comments on the draft report came from the staff at the Milton H. Latter who would like to see more federal funds for all libraries in the City of New Orleans. The City has budgeted nearly \$14,000,000 Disaster CDBG funds for the rebuilding of Norman Mayer, Robert E. Smith, N.O. East, Algiers Regional, and Nora Navra Libraries.

**Summary of Comments or Views Not Accepted and Reasons for Not Accepting Them**

All comments or views were accepted.